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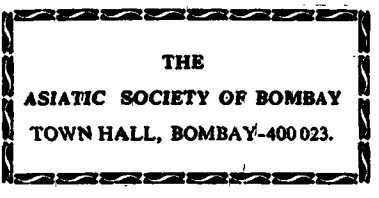

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City of Bombay Improvement Trust.

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ADMINISTRATION REPORT

FOR THE

YEAR ENDING 31ST MARCH 1916.

BRITISH INDIA PRESS, BOMBAY.

12/5/5

CITY OF BOMBAY IMPROVEMENT TRUST.

Administration Report, 1915-1916.

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CITY OF BOMBAY IMPROVEMENT TRUST.

Board of Trustees

As on the 31*st August* 1916.

		Date of original appointment to the Board.
	Chairman.	
1.	The Hon'ble Mr. J. P. ORR, C.S.I.,B.A., I.C.S., J.P.	23rd April 1909
	Ex-Officio Trustees.	
2.	Br.-Genl. W. C. KNIGHT, C.B., D.S.O., A.D.C., General Officer Commanding, Bombay District ..	10th March 1915.
3.	W. C. SHEPHERD, Esq., B.A., I.C.S., J.P., Collector of Bombay..	1st July 1916.
4.	S. M. EDWARDES, Esq., C.V.O., C.S.I., I.C.S., J.P., Municipal Commissioner for the City of Bombay.	16th April 1916.
	Elected by the Corporation.	
5.	Sir BHALCHANDRA KRISHNA BHATWADEKAR, Kt., L.M., J.P.	9th November 1898.
6.	The Hon'ble Mr. DINSHAW EDULJI WACHA, J.P. ..	9th November 1898.
7.	The Hon'ble Sir IBRAHIM RAHIMTOOLA, Kt., C.I.E., J.P.	9th November 1898.
8.	CAWASJI JEHANGIR READYMONEY, Esq., B.A., J.P.	7th August 1916.
	Elected by the Chamber of Commerce.	
9.	A. M. TOD, Esq., J.P., (on leave)	1st April 1910.
	G. H. McCAUSLAND, Esq., (acting)	10th May 1916.
	Elected by the Port Trustees.	
10.	Sir FREDERICK L. SPROTT, Kt., J.P.	28th April 1910.
	Elected by the Mill-Owners' Association.	
11.	Sir SASSOON DAVID, Bart., J.P.	9th November 1898.
	Nominated by Government.	
12.	A. H. WHYTE, Esq., J.P.	1st April 1913.
13.	Major H. A. L. HEPPER, R.E., J.P.	2nd April 1913.
14.	The Hon'ble Mr. LALUBHAI SAMALDAS MEHTA, C.I.E., J.P.	30th May 1916.

Principal Officers of the Board

As on the 31st August 1916.

	Date of original appointment.
Engineer's Department.	
*J. F. Watson, Esq., B.E., A.M.I.C.E., J.P., Trust Engineer (on combined leave from 10th May 1915)	4th September 1903.
F. G. B. Hawkins, Esq., A.R.I.B.A., Trust Architect	6th May 1911.
N. D. Katrak, Esq., L.C.E., A.M.I.C.E., Assistant Engineer	14th April 1903.
S. D. Prabhavalkar, Esq., L.C.E., Assistant Engineer	1st February 1906.
Land Manager's Department.	
M. S. Bharucha, Esq., L.C.E., Land Manager	1st August 1901.
R. H. A. Delves, Esq., F.S.I., J.P., Deputy Land Manager	3rd December 1903.
J. T. Burge, Esq., F.S.I., 1st Assistant Land Manager.. (On special leave from 13th May 1916.)	1st November 1912.
H. P. Matbar, Esq., L.C.E., 2nd Assistant Land Manager	1st October 1901.
D. J. Samson, Esq., L.C.E., 3rd Assistant Land Manager	9th November 1898.
Medical Officer.	
Dr. A. P. Cama, L.M. & S., J.P.	18th May 1900.
Secretary & Chief Accountant.	
C. M. Correa, Esq., B.A.	22nd January 1913.

* Messrs. Hawkins and Katrak are doing the Engineer's work between them during Mr. Watson's absence.

Annual Report.

Introductory.

1. The year 1915–16 was the seventeenth complete year of the Trust's existence and the first complete year passed under war conditions. The continuance of the war forced on the Trust the policy of the utmost possible retrenchment in capital expenditure, but otherwise the war had little effect on the Trust's operations. The demand for the Trust's land reached an unusually high pitch with the result that the area disposed of in the year beat the record for all years except 1913–14. The vacancies in acquired houses were all through the year considerably less than in the corresponding months of the previous year, when the war scare drove a good many people from Bombay. The main feature of the year was the notification by a vote of the majority of the Trustees, of the Parel Road widening Schemes (Nos. 43 and 47) which provide for the linking up of Sydenham Road with Suparibaug Road by the widening of Parel Road from its existing average width of 72 ft. to 120 ft. The Corporation opposed these schemes. Government by Resolution (General Department) No. 2670 of 12th April 1916 sanctioned them.

2. The usual appendices giving a synopsis of the Trust's work up to date under different heads are appended to this report. They are summarised below :—

Statistics of Trust's work to date.

Appendix **A.**—A synopsis of the Trust's capital account transactions, showing how 630 lakhs have been spent on the City, *viz.*, 32* on the development of building estates on certain Government and Municipal lands temporarily vested in the Trust and 598† on the acquisition and development of the Trust's own estates.

*Land	3¼
Works	23
Management and establishment	6¼
	32

†Land	476
Works	67
Management and establishment	55
	598

Appendix **B.**—A synopsis of the Trust's general account transactions, showing how the burden of interest and sinking fund charges to date (212½ lakhs) on the capital (568 lakhs) borrowed by the Trust has been distributed between Government (12·6 per cent.), the Municipality (37·3 per cent.). and the Trust (50·1 per cent.). In a supplementary statement, Appendix **B-4**, the Municipality's nett actual contributions to the Trust under section 72 aggregating Rs. 78 lakhs are compared year by year with the maximum contemplated by that section.

Appendix **C.**—A statement showing year by year the loans raised by the Trust with the interest paid on each loan and the sinking fund accumulated to date. Totals :— Rs. 568 lakhs raised ; Rs. 22¾ lakhs paid per annum as interest ; Rs. 27¾ lakhs accumulated in the sinking fund.

Appendix D.—A list of Trust estates as at the end of 1915-16 showing how far they have been developed. Total developed area 17·8 lakhs square yards, valued at Rs. 370 lakhs; undeveloped area 52·7 lakhs square yards, acquired at a cost of Rs. 230 lakhs. Two statements comparing the Government and Municipal lands vested in the Trust with the original grants under Schedules C and D are also appended.

Appendix E.—A list of the schemes undertaken by the Board showing the area and cost involved in each, the progress made in 1915–16, the further work to be done and the estimated cost thereof; aggregate estimated cost 879 lakhs, of which 572 lakhs had been spent to end of 1915–16.

Appendix F.—A tabular statement showing the area acquired in each scheme with cost of acquisition and estimate for future cost. Total 46¾ lakhs square yards acquired for nearly Rs. 468 lakhs; 4½ lakhs square yards yet to be acquired at a probable cost of Rs. 64 lakhs.

Appendix G.—A tabular statement showing the progress made in leasing building sites on the Trust's developed estates. Total 752 sites covering 9·7 lakhs sq. yds. leased at annual rentals aggregating nearly 12·7 lakhs, leaving 313 covering 3 lakhs sq. yds. with rentals aggregating 2·4 lakhs yet to be leased.

Appendix H.—A list of Police Accommodation Schemes undertaken by the Trust, showing that in 7 completed schemes accommodation for 21 officers and 392 men with their families and 19 horses has been provided on sites aggregating 0·2 lakh square yards in area, at a cost of Rs. 11·8 lakhs on which Government have to pay the Trust Rs. 0·55 lakh as annual rent.

Appendix I.—A list of chawls constructed for the poorer and working classes by the Trust, showing that in 51 completed chawls accommodation for 18,238 adults has been provided on sites aggregating 0·68 lakh square yards in area at a capital cost of Rs. 40·7 lakhs. Annual rents (from Rs. 3–4–0 to Rs. 5 per room per month) aggregating Rs. 2·3 lakhs per annum; capital cost per adult accommodated Rs. 223.

Appendix J.—A list of roads constructed by the Trust. Total 94 roads aggregating 13 miles in length and 3·28 lakhs square yards in area handed over to the Municipality, including 1,102 square yards handed over in 1915–16; others complete and incomplete aggregating 4·15 miles in length and 1·74 lakhs square yards in area, yet to be handed over; cost of roads to date 99½ lakhs for acquisition and Rs. 25¾ lakhs for construction: total Rs. 125¼ lakhs.

Acquisition.

3. During the year under review there was only one Special Collector, Mr. J. D. Framji, I.S.O., Bar-at-law, engaged in acquiring land for the Trust under the Land Acquisition Act. He proceeded on three months' privilege leave from 24th October 1915 and Mr. A. H. A. Simcox, I.C.S., the Collector of Bombay took charge of acquisition work. He was relieved on 3rd January 1916 by Mr. B. M. Bayly, I.C.S., who worked upto 6th March 1916, when he was transferred and from 7th March 1916, till the end of the year Mr. G. A. Thomas, I.C.S., held the appointment. Mr. Framji retired from the Trust service at the close of his privilege leave period, after serving as Special Collector for about 15 years.

Acquisition of Land.
(a) Collector's Cases.

Including the balance of 269 cases opened, but not concluded by the close of 1914–15, 274 land acquisition cases came before the Special Collector during the year 1915–16, of which 183 were outstanding at the end of the year and one was acquired under section 41 of the city of Bombay Improvement Act. In the 90 cases disposed of awards amounting to Rs. 23,33,378 were made for land aggregating 1,55,897 square yards, an average of Rs. 14·97 per square yard, as against Rs. 27·75 of the last year. The Special Collector and his establishment cost the Trust Rs. 30,701.

The progress in acquisition was unusually slow. The area acquired was only about 25 per cent. of the area remaining to be acquired at the close of 1914-15 and was mostly acquired in settlement cases in the Sion-Matunga, Mathew Road, Parel Road and Sydenham Road Street Schemes, East Agripada, and Undria Street Improvement Schemes and the SpringMills Chawls Scheme. Details of acquisition are given scheme by scheme in Appendix K.

The distribution between cases settled and contested was as follows:—

Settled amicably.			Contested.			Total.		
No. of cases.	Area.	Amount.	No. of cases.	Area.	Amount.	No. of cases.	Area.	Amount.
64	Sq. Yds. 1,49,070	Rs. 18,39,521	26	Sq. Yds. 6,827	Rs. 4,93,857	90	Sq. Yds. 1,55,897	Rs. 23,33,378

About 70% of the cases, including almost all the important ones, absorbing about 79 per cent. of the total amount awarded, were settled.

Besides these 8 cases aggregating in area about 12,093 square yards and involving awards of Rs. 1,58,756 were settled during the year but awards in respect thereof had not at the close of the year been declared, as the settlements were arrived at in the months of February and March 1916.

The owners' readiness to come to a settlement still continues, but, as is to be expected, the remaining cases are more difficult of settlement than those already settled in the past and it is possible that some of them will have to be fought out in the court.

The principal cases heard by the Special Collector in the year and in which the awards exceed Rs. 30,000 are set out in Appendix **L-1**. There are no special points of dispute in any of these cases but those in two references disposed of by the Tribunal are fully set out in Appendix **L-2**.

(b) Tribunal Cases.

4. There was no reference outstanding at the close of 1914–15. During the year under review 3 references for revision of awards (exclusive of those for apportionment and those on technical and legal points) were made by the Special Collector to the Tribunal of Appeal. Out of these only two were disposed of, one contested and the other settled. In the latter the Collector's award was increased by Rs. 2,257 *i.e.*, 12 per cent. The settled reference was not fought out before the Tribunal, because after the inspection of the property by the Tribunal, the Trust were advised to agree to a compromise and so save further costs of the Tribunal and counsel; the claimant agreeing, the reference was marked by the Tribunal as dismissed. In the contested reference the Collector's award was increased by Rs. 3,218 *i.e.*, 11 per cent. The Trust's solicitors advised the Board to appeal to the High Court against the decision of the Tribunal on certain grounds, but in accordance with counsel's advice the decision was accepted.

The following statement compares owner's claim, Trust valuation, Collector's and Tribunal's awards in these references :—

Serial No.	Scheme No.	Case No.	Owner's claim before the Collector.	Trust valuation.	Special Collector's award.	Tribunal's award.	No. of hearings before the Tribunal.	Remarks.
1	37 Sydenham Road Street Scheme.	316	45,810	24,553	29,387	32,605	3	Contested.
2	,,	250	34,472	16,033	17,743	....	1	Settled for Rs. 20,000 out and out.

The total cost of the Tribunal in 1915–16 was Rs. 10,279 being Rs. 2,862 for compensation and Rs. 7,417 for apportionment references, the Trust solicitors' bills were for compensation cases only and amounted to Rs. 2,861 and the Trust had to pay Rs. 842 costs to the other parties. Thus the total cost for the Tribunal compensation cases amounts to Rs. 6,565 which comes to 12½ per cent. of the Rs. 52,605 paid in compensation as a result of reference to the Tribunal and no less than 120 per cent. of the excess over the Collector's awards.

(c) High Court Cases.

5. No appeals were filed in the High Court in 1915–16 and none were carried over from previous years.

Works.

6. The energies of the Engineering Department were, in 1915–16, mainly devoted to the undermentioned works, which were responsible for the bulk of the expenditure (Rs. 8,02,191) debited to the Capital Account in the year :— **Works General.**

Item No.	Scheme. No.	Scheme. Name.	Nature of work.		Outlay in 1915-16.
					Rs.
			Chawls and semi-permanent sheds under schemes.		
1	6	Sion-Matunga ..	Construction of cheap workmen's cottages		10,891
2	29	Nowroji Hill ..	Construction of Chinch Bunder Road chawls		49,129
3	32	East Agripada. .	Erecting semi-permanent sheds and weavers sheds		10,426
			Street Schemes.		
4	3	Sandhurst Road	Paving footpaths and other minor works in connection with roads in the scheme	9,991	
			Construction of roads between Dongri Street and Elphinstone Bridge (construction of roads, pipe sewer, drainage, *etc.*)	16,017	26,008
5	5	Dadar-Matunga .	Filling in low-lying lands	43,275	
			Parks and open spaces (laying out of the King's Circle Garden) ..	8,252	
			Construction of roads, etc., including tree plantation and cost of materials at site	18,913	
			Construction of large size storm water drain	40,198	
			Construction of large size pipe sewer	5,000	1,15,638
6	6	Sion-Matunga ..	Filling in and construction of roads.		7,676
7	31	Parel Street Scheme ..	Filling in hollows and low-lying lands	25,231	
			Construction of roads, widening of Suparibag Road, 40′ road near Choregully, 40′ road through Mr. Chamarbagwala's premises, and 38′ road Eastern Avenue ..	46,035	
			Large size storm water drain on Vincent Road (as proposed by the Municipality)	3,681	74,947
			Carried forward ..		2,19,769

Item No.	Scheme. No.	Scheme. Name.	Nature of work.	Outlay in 1915-16.
			Brought forward ...	2,19,768
			Improvement Schemes.	
8	29	Nowroji Hill ..	Construction of roads, filling in and removal of debris	12,800
9	32	East Agripada ..	Filling in and construction of roads.. ..	44,444
10	..	Schedule "D" land, East Agripada.	Filling in and construction of roads ..	24,439
11	41	Undria Street ..	Remodelling houses in the scheme and tarring service passage and erection of vent shaft	23,063
			Improvement of Vested Lands.	
12	..	Flats	Filling in a recreation ground and planting trees..	9,971
			Mill Company's chawl Schemes.	
13	42	Spring Mills chawls.	Construction of buildings and levelling plots	1,65,985
			Miscellaneous.	
			Maintenance of the Administrative Office, Head Office including maintenance of office furniture, etc.	6,371
			Total Rs. ..	5,81,788

The other main items of capital expenditure were Rs. 43,514 to complete payment for the underbridge on the Mahim loop constructed by the G. I. P. Railway Company, and Rs. 1,65,863 spent on the Gamdevi, Lamington Road and Palton Road Police Accommodation Schemes by the Presidency Engineer at the cost of the Trust.

In addition, Rs. 1,38,941 were spent on General Account works of which Rs. 59,039 were spent on repairs to 625 acquired buildings during the year. The other main items were Rs. 8,659 on maintenance of Trust gardens; Rs. 23,261 for repairs to Trust chawls; Rs. 22,288 for maintenance of streets and Rs. 24,033 on tools and plant.

Chief Works in Schemes.

Works in schemes.

Sandhurst Road Estate, Scheme 3.

7. Scheme 3.—A 40 feet cross road between Sandhurst Road and Charni Road was completed and tarred to a length of 170 yards.

A considerable area of footpaths in front of completed buildings was paved and service passages tarred.

The Sandhurst Road cut through Nowroji Hill between Dongri Street and Elphinstone Bridge to a length of 250 yards was completed.

Schemes 5 and 6.—The filling in work by contractors' agency was mainly confined to the low-lying areas near the Dadar Station. Dadar-Matunga-Sion Estate.

The progress during the year under report was even slower than in the previous year owing to slackness on the part of the contractors. The area filled in, in the year, being 46,000 square yards, brings the total area since the contractors began their work in February 1911 to 4,34,000 square yards, out of a grand total of 7,40,000 square yards, to be filled in by them.

In addition to this work of filling in by contractors' agency, departmental work of levelling and filling in for the portions of Schemes 5 and 6, between King's Circle and Mahim Loop Railway and on the lands north of the Dadar Over-Bridge Road was also undertaken; the area dealt with during the year was 5,600 square yards bringing the total departmentally filled area to 46,600 square yards up to the end of the year.

The work of construction of the eastern 38′ carriageway of the Eastern Avenue, near the Kohinoor Mill as also of the roads and drains round the Tramway Company's plot was continued during the year under report. The former road and all the drains and one of the roads of the latter system were practically completed during the year.

The work of the carriageway of the 60′ road to the north of the Tramway Company's plot could not be taken in hand as the Tramway Company were not prepared to lay the tram tracks therein as originally intended.

In order to complete the storm-water drainage system of the roads round the Tramway Company's plot, it was necessary to construct a large size drain varying in size from 6′ 9″ × 3′ 10½″ to 8′ 0″ × 5′ 0″ from Vincent Road westward to the G. I. P. Railway culvert. This work was undertaken during the year and was practically completed, except some plastering and water gullies.

The large size of the drain mentioned above, and similar large drains intended to be constructed in other parts of Scheme 5, necessitated the lowering of the existing 32″ Vehar, and 48″ Tansa Main at 3 places on Vincent Road. For this arrangements have been made with the Municipality, who have undertaken to procure the special castings required for the purpose and to carry out the work at the expense of the Trust.

The work of turfing King's Circle and laying it out into walks, pergolas lily-pools and flower beds having been sanctioned by the Board in June 1915, was undertaken and practically completed during the year. The gardens look very well now and when entirely completed with shrubs, seats, etc., will afford a pleasant amenity and an attraction to the scheme.

The work of tree planting in the scheme was continued during the year and extended on the following roads:—

(1) portion of King's Way (some trees had to be transplanted to suit the altered cross section of the Avenue. *Vide* T. R. No. 240 of 21st September 1915 in Appendix M-2).

(2) the 60′ and 40′ roads on the north and east of the plot to be leased to the Tramway Company; and

(3) the 40′ road to the west of the Technical Institute plot.

Over 1,800 trees have now been planted in the Dadar-Matunga-Sion Estate in pursuance of a fixed programme; they are all thriving and have already altered the face of the country where a once dreary stretch of marsh land is being transformed into what will soon be a most attractive garden suburb.

With a view to ascertain what can be done in the direction of providing cheap cottages for work people, a small scheme was drawn up (*vide* T. R. 30 of 2nd February 1915) for construction of three blocks of ground floor cottages containing 15 rooms. The work was undertaken and completed during the year and the rooms have been occupied. But as the rent offered at present for these rooms is lower than that originally anticipated, on account of the development of Scheme 5 having been just started and the locality being uninhabited, the cottage scheme cannot be further extended owing to financial considerations until higher rents can be obtained for such rooms.

Mandvi Estate.

Scheme 8.—The only work done in this scheme was the construction of footpaths in front of plots Nos. 1 and 7.

Nowroji Hill Estate.

Scheme 29.—The work of construction of the reinforced concrete chawls just off Chinch Bunder Road was pushed on vigorously and two of the chawls at the north end were nearing completion at the close of the year and have been occupied from July 1st. It was decided to defer construction of the top-most floors of all the chawls till materials can be more easily obtained.

The filling in in the scheme was completed, except in the area occupied by houses at the south end of the scheme between the Railway and the 60′ Chinch Bunder Road, where the work is now in progress.

The quarrying of a portion of Nowroji Hill by departmental agency, was continued, and the result of the work was very satisfactory, considering that there is no demand for dressed stones owing to the war. The total amount of solid rock quarried in the year 1915–16 is 4 lakhs of c.ft. The cost of quarrying this quantity was Rs. 35,800 and the total sale proceeds Rs. 51,200 leaving a profit of Rs. 15,400. This profit would have been increased by about Rs. 4,000 had the Trust not sold 1¼ lakhs c.ft. of metal to the Municipality at practically cost price and had not the quarry operations been confined to the south end where earth and moorum to a depth of 10′ to 12′ had to be excavated and removed which increased the cost of labour considerably. Another new outgoing in 1915–16 was the payment of the municipal taxes which were levied for the first time on Trust quarries and amounted to Rs. 1,664.

In spite of these drawbacks the average nett rate obtained, for solid rock was Rs. 5·82 per 100 c.ft., and if the municipal taxes were omitted, the rate per 100 c.ft. would be Rs. 6·25.

At the same time the Trust have saved about Rs. 7,000 by supplying about 1½ lakhs c.ft. of stone for their own works at fair rates instead of having to pay exhorbitant rates to contractors. Besides, this has produced a very good effect on quarrymen, who have reduced their prices for road materials, particularly in East Agripada.

Parel Estate.

Scheme 31.—The filling in of the hollows and low-lying land in this estate was continued. Several additional tanks and wells were also filled up according to the requirements of the Municipal Health Department. The total filling done in the year amounted to 900,000 c.ft. The work of constructing the eastern 38′ roadway of the 150′ avenue in this estate was continued for a length of 1,500 running feet during the year under report. This length when completed will form with a similar portion in Scheme 5 a continuous roadway alongside of the present Vincent Road from Elphinstone Road up to the site of the proposed Tramway depôt in Scheme 5 and will admit of the extension of the City Tramway service further northward from Elphinstone Road to the new Tramway depôts now under construction just north of the Kohinoor Mills. Though the road was practically completed, the extension of the Tramway could not be taken in hand owing to some delay in obtaining sanction thereto from the Municipality.

The Board having decided to alter the cross section of the 150′ avenue with a view to increase the width of the side foot paths and the two carriage ways, the carriage way in the portion of the avenue on Dadar Road which was already constructed was accordingly increased from 32′ to 38′ in width and the same width was adopted in the extension which was made from Dadar Road to the north end of the scheme and also for a length of about, 1,100 ft. in Scheme 5.

For the abovementioned work of the 38′ roadway of the Eastern Avenue, a portion of the municipal fire brigade station at the junction of Naigaum Cross Road and Vincent Road was required. This portion was demolished and a corrugated iron structure provided instead at Trust expense at the east end of the fire brigade premises.

A drain having been found necessary for the storm-water drainage of this length of the Eastern Avenue, the work of constructing the same was taken in hand about the close of the year and pushed on with a view to its completion before the ensuing rains. In addition to providing for the drainage of the Eastern Avenue, this drain is designed at the instance of the Municipality to carry off also the storm-water from the large area of lands situated to the east of the avenue and outside the limits of the Trust scheme. It is therefore expected that the Municipality will pay for the extra expenditure caused to the Trust by this arrangement.

According to the terms of an agreement with Mr. Chamarbagwalla, the owner of Case No. 47, the work of constructing a 40′ east to west road through his premises as also of widening Suparibaug Road in front of his property was taken in hand during the year. The sewer and the storm-water drain

with water gullies and branch drains in the 40′ road were completed and the road widening practically finished, except final consolidation of the metal surface and kerbing.

The work of widening of the existing Suparibaug Road in front of the Morarji and Jacob Sassoon Mills to do away with some local constructions in the road was undertaken. The work in the former place was completed and in the latter it was nearly finished.

The terms regarding the retention and acquisition of parts of the property in Case No. 19 (Mr. Wadia's land) having been finally settled, the extension of the work in the remaining portion of the new 40′ east to west road along Choreguley and through these premises, was taken in hand and the sewer and storm-water drain with water gullies branch drains and most of the kerbing and water tables were completed.

The transplanting of the central rows of trees (Albizzia Richardiana) which was rendered necessary on account of the Board's decision to alter the cross section of the 150′ avenue, was carried out during the year in those cases where the trees had already been planted according to the old cross section.

East Agripada Estate.

Scheme 32.—Most of the filling in, in this scheme was completed with the exception of the area round about Kalapani mosque. Here the work is deferred till accommodation can be found for the inmates of the numerous houses that have to be demolished. The remaining length of Tank Pakhadi Street about 60 yards was completed.

The 50′ Byculla Station Road was also completed for a total length of 332 yards; a length of about 150 yards of Water Street and the storm-water drain for New Souter Street were also completed.

In Agripada North, the work of two roads off Clerk Road was taken in hand about the middle of the year and before the end of the year both the roads were completed, one for a length of 300 yards and the other for a length of 150 yards.

Sydenham Road Estate.

Scheme 37.—The construction of a temporary 40′ road between Sandhurst Road and Chunam Kiln Street was taken in hand and completed. The Police Commissioner has arranged to divert cart traffic on to this road from Parel Road to the relief of the traffic in the latter.

Vadria Street Estate

Scheme 41.—During the year, 5 more properties were remodelled. A 9″ service pipe sewer was laid in the service passage, which was metalled and tarred. The bulk of the old privies in the estate were converted into water closets and connected with the new sewer, to which also all sullage was diverted so that only storm water runs above ground.

Of the 41 houses originally in the scheme 18 have now been demolished. These 18 houses contained 233 rooms of which 86 were unfit for human habitation. Their removal combined with structural alterations (*e. g.* new windows) in the remaining houses has resulted in making all the 367 rooms left on the estate satisfy the 63½° standard of lighting and ventilation. This notoriously insanitary and congested area is thus entirely

PHOTO LOOKING NORTH SHOWING SWEEPERS' PASSAGE AS IT EXISTED BEFORE.

PHOTO LOOKING NORTH SHOWING SERVICE PASSAGE AS CONSTRUCTED IN PLACE OF THE OLD SWEEPERS' PASSAGE.

The vertical white lines indicate the extent to which the existing buildings have yet to be cut back.

PHOTO LOOKING SOUTH SHOWING SWEEPERS' PASSAGE AS IT EXISTED BEFORE.

PHOTO LOOKING SOUTH SHOWING SERVICE PASSAGE AS CONSTRUCTED IN PLACE OF THE OLD SWEEPERS' PASSAGE.

The vertical white lines indicate the extent to which the existing buildings have yet to be cut back.

changed. The foul 3′ sweepers' gully down the centre has given place to a 20′ space, of which 15′ is a tarred service passage used as a play ground by children who previously played in the streets. The photographs facing this page show this passage as it was before the scheme was started and as it is now.

Scheme 42.—The construction work of the chawls was carried on satisfactorily, and two of the blocks have since been completed. **Spring Mills Chawls.**

General Administration

8. The only scheme added to the Trust programme during 1915-16 was Scheme No. 49 for the reclamation of a portion of the foreshore (about 2,027 sq. yds.) at Nepean Sea Road, the object being to get rid of the mosquito nuisance of which the Municipal Health Department have long been complaining. The area is a low-lying one and when reclaimed will be leased to the owner of the adjoining property. The scheme was notified on 21st October 1915 and submitted to Government for sanction on 14th December, 1915. **Changes in Trust Programme.**

Scheme No. 43—Parel Road, Central section—was submitted to Government for sanction in May 1915. Scheme No. 47—Parel Road, Northern section—was submitted for sanction in November 1915. They were both sanctioned in April 1916.

Acquisition in connection with the Spring Mills Scheme (No. 42) for housing the mill employés was completed during the year, and by the end of the year 5 of the 8 blocks were under construction ; two of them have since been completed. **Poorer Classes Accommodation Schemes.**

The Directors of the Kohinoor Mills are still considering the scheme referred to in the 1914-15 report for housing their employés, and the Board have not yet received a definite application for the preparation of a scheme.

No representation was received from Government for a Police Accommodation scheme during the year under report. **Police Accommodation Schemes.**

Full information regarding all Police Accommodation schemes previously represented will be found in Appendix H-2. The main features in the record of 1915-16 were the initiation and progress of construction work on the Gamdevi, Lamington Road and Palton Road Schemes on which 1·8 lakhs were spent in the year. Other schemes of less pressing urgency were held in abeyance in pursuance of the policy of rigid economy in capital expenditure enjoined on all local bodies by Government on account of the war.

9. Government have, from time to time, been obliged to resume for public purposes, portions of the Government land originally vested in the Trust for 99 years. Upto 31st March 1915 these resumed areas aggregated over 10 lakhs square yards of the schedule value of Rs. 21·87 lakhs and of estimated market values at dates of resumption aggregating Rs. 48·33 lakhs. During 1915-16 the plot south of Old Town Barracks was resumed by Government for a fire brigade station for the Municipality, the Trust receiving Rs. 95,600 as compensation. By the end of 1915-16 the Schedule C lands (Government land temporarily vested in the Trust) had thus been reduced from the original area of 30·4 lakhs of square yards to 20 lakhs and **Changes in Trust Estates, Schedule C.**

their schedule value from Rs. 72·6 to Rs. 48·4 lakhs. The Trust have received Rs. 8·88 lakhs in compensation for the areas resumed since the amendment of the Act in 1913. Under the original Act the areas taken before 1913 were taken without payment of compensation. Details of Schedule C land vesting in the Trust will be found in Statement A. attached to Appendix **D-5.**

Details of Schedule D (Municipal) lands, vesting in the Trust, will be found in Statement B attached to Appendix **D-5.** By 31st March 1915 these lands had been reduced by resumption from the original 7·5 lakhs of square yards valued at Rs. 18·4 to 7·24 lakhs of square yards valued at Rs. 17·1 lakhs. There were no resumptions during 1915-16.

The nett change in the Trust's estates effected during the year is set out in the following figures of which full details will be found in Appendix **D-4** to this report and that for 1914-15.

Schedule D.

—	—	As at the beginning of 1915-16.	As at the end of 1915-16.
	Developed land:	sq: yds. in thousands.	sq: yds. in thousands.
Appendix D-4, Col: 5 ...	Permanently leased	690	895
,, ,, ,, 5 ...	Chawl sites	70	76
,, ,, ,, 9 ...	Yet to be permanently leased ...	279	296
,, ,, 12,13 & 14.	Remainder, roads, open spaces &c. ...	451	509
,, ,, ,, 15 ...	... ...Total ...	1490	1776
,, ,, ,, 7 ...	Rent of permanently leased area ...	Rs. 11·2 lakhs	Rs. 12·7 lakhs
,, ,, ,, 16 ...	Area of undeveloped land in thousands of sq: yds.	5417	5274
,, ,, ,, 3 ...	Cost of acquisition	Rs. 517·1 lakhs	Rs. 540·4 lakhs.

Progress of Development.

10. By Resolution No. 223 dated the 7th September 1915 and No. 51 dated the 29th February 1916 the Board sanctioned the division into smaller plots of the unlet land lying between Alexandra and Vatchaghandy Roads on the Gamdevi Estate. This land had originally been laid out in plots of about 1,100 sq. yards each but had not let well ; a demand for smaller plots having set in, it was divided into 38 lots having an average area of about 750 sq. yards each; of these 18 had been let before the end of the year and now all but two are let.

The lay out of a portion of the East Agripada (North) Estate was modified under Trustees' Resolution No. 233 dated the 14th September 1915 so as to provide somewhat better shaped plots for buffalo stables. The area was divided into six plots which were quickly disposed of.

The development of an area of rather over 60,000 sq. yards situate to the south of the site of the proposed 80 feet road to Sewree and to the east of Suparibaug Road in Scheme 31 was sanctioned under Trustees's Resolution No. 287 dated the 16th November 1915. A central play-ground of about 6,900 sq. yards has been provided.

The Board also sanctioned under their Resolution No. 241 dated the 21st September 1915 a re-arrangement of plots Nos. 13 to 19 on the West Chaupati Estate. The plots were made slightly smaller, and the front margin to be kept free of buildings was reduced from 35′ to 25′ in breadth. These plots however are Schedule C plots leasable for 99 years only and there is still no great demand for them.

The Trustees' Resolutions sanctioning these developments will be found in Appendix M-3 and the sanctioned development plans other than west Chaupati are inserted at the end of this report.

The original programme of the year for the gradual development of the portion of the Flats south of Clerk Road into a Park was considerably extended after the Trustees passed their resolution No. 263 of 22nd October 1915 (*vide* Appendix M-9) authorising the leasing of part of the land to the Willingdon Club for 7 years. Some 35 acres have now been levelled and drained. His Excellency Lord Willingdon has graciously consented to the proposed Park being named Willingdon Park.

Dishousing and re-housing.

11. Up to the beginning of 1915-16, completion certificates had been issued for 346 buildings on Trust estates (exclusive of Police chawls and Trust chawls); and taking into consideration the buildings which had been occupied with permission without completion certificates, the accommodation that had been made available was as follows:—

> 1,379 shops, 234 godowns, 1 shoeing forge, 3 sodawater factories, 1 rope factory, 1 soap factory, 1 tin-smith's shop, 1 iron foundry, 1 church, 4 theatres, 1 temple, 4 show rooms, 1 workshop, 7 houses for clubs or other associations, 2 schools, 1 music school, 3 hospitals, 2 office buildings, 7 electric substations, 1 jamatkhana, 3 hotels, 1 hostel, 5 garages, 1 coach-house, 1 motor workshop, 1 printing press, 1 lecture hall, 1 stable for bullocks, 4,549 tenements for families (2,267 of which were one-room tenements, 769 two-room tenements and 1,513 larger tenements) and 1,088 servants' rooms.

In 1915-16 completion certificates were granted for 46 new buildings; and including the buildings for which permission to occupy was granted, the following new accommodation was thus made available:—

> 147 shops, 36 godowns, 3 temples, 1 hospital to accommodate 11 patients with one tenement for staff, 1 school with 9 class rooms, 1 motor workshop, 1 show room, 2 associations (Y. M. C. A.) buildings with 21 one-room and 2 larger tenements, 1 foundling home accommodating 300 inmates, 1 paper sorting workshop, 1 silk school, 8 milch cattle stables for 750 buffaloes, 1 cabinet workshop, 1 sanitary institute, 442 tenements for families (239 of which were one-room tenements, 70 two-room tenements and 133 larger tenements) and 30 servants' rooms.

At the end of the year completion certificates remained to be granted for 124 buildings in progress, of which 63 were partly occupied and 61 unoccupied, while there were 53 leased plots on which the projected buildings had not yet been commenced.

Allowing an average of 5 inmates for each permanent tenement and 3 for each servant's room and neglecting shops and other non-residential premises, accommodation has been provided on Trust estates for 2,328 * persons during the year. In addition 24 new rooms were made available in semi-permanent sheds at Agripada providing accommodation for 72 persons. Further 986 persons residing in 247 tenements in houses demolished during the year were accommodated in other acquired houses in the schemes. As against the total of 3,386 persons housed, the number dishoused on Trust estates during the year was 3,732, being the population of 120 buildings that were demolished. Thus the population dishoused during the year under review was in excess of that re-housed by 346. In accordance with the practice of the last 6 years no tenant was dishoused until a vacant tenement had been offered to him in the Trust's acquired buildings at the same rent as he had hitherto paid or less. About half of the dishoused refused these offers, preferring to take rooms in houses which were not liable to be demolished in the next few years as the Trust's acquired houses are. There are thus a large number of rooms available for the temporary accommodation of tenants who may be displaced when the new law providing for the closure of individual rooms that are unfit for human habitation comes into force. The number of vacant tenements in the Trust's acquired houses and chawls was 2,558 at the beginning and 1,574 at the end of the year. The following statement shows how far rehousing has kept pace with dishousing on the Trust's estate in the last 6 years. The number rehoused exceeded the number dishoused in this period by more than 8,979 and probably by at least 10,000 :—

* Hospital staff. 10
School ,, *Nil.*
Y. M. C. A. .. 115
Foundling home .. 300
Family tenements ..1,813
Servants' rooms. 90
Total .. 2,328

Year.	Dishousing.			Re-housing.				
				No. of people for whom new accommodation provided.				
	No. of buildings demolished.	No. of tenements demolished.	No. of people dishoused.	In new private buildings on Trust estates.	In permanent chawls.	In semi-permanent camps.	No. transferred to vacant rooms in acquired buildings.	Total.
1910-11	41	540	1,503	2,820	4,398	...	No record.	7,218
1911-12	143	1,029	3,131	4,259	1,728	69	Do.	6,056
1912-13	171	1,140	3,688	2,669	135	69	680 No record except for Scheme 29.	3,553
1913-14	129	866	2,740	3,375	...	672	168	4,215
1914-15	158	1,413	4,294	2,035	...	510	1,184	3,729
1915-16	120	1,316	3,732	2,328	...	72	986	3,386
Total ..	762	6,304	19,178	17,486	6,261	1,392	3,018	28,157

A more detailed statement giving available figure for the 17 years of the Trust's existence will be found in Appendix M—10.

Statistics are kept in the Trust office of the floor areas made available for occupation each year in new houses on the Trust's estate and during the last 2 years similar statistics have been kept by the Municipal Engineer showing increases of floor areas outside Trust estates, whether by new construction or by reconstruction. The totals are compared in the following statement:—

Nett addition to floor area of shops, godowns and residences in Bombay City in 1914-15 *and* 1915-16.

	No. of buildings.			Shops and godowns.		Residences.		Total nett increase of floor area sq. yds.
	New.	Altered.	Total.	No.	Floor area sq. yds.	No. of tenements.	Floor area sq. yds.	
1914-15.								
In Trust estates ..	33	..	33	208	8,975	409	22,957	31,932
Outside ,, ,, ..	224	117	341	246	15,253	2,529	46,153	61,406
Total ..	257	117	374	454	24,228	2,938	69,110	93,338
1915-16.								
In Trust estates ..	51	..	51	183	7,089	472	27,635	34,724
Outside ,, ,, ..	325	225	550	328	35,210	3,413	67,875	1,03,085
Total ..	376	225	601	511	42,299	3,885	95,510	1,37,809

The 50,000 square yards of residential floor area provided in new buildings on the Trust's estate in the last 2 years is sanitary accommodation; owing to the notorious defects in the municipal by-laws the same cannot be said of the bulk of the 1,14,000 square yards of new accommodation outside the Trust estates.

12. The plots leased up to the end of 1915–16 aggregated 752 measuring about 9,70,710 sq. yards valued at Rs. 317 lakhs with a present annual rental of Rs. 12,66,300 and an ultimate annual rental of Rs. 13,19,236. In 1915–16, 85 plots were agreed to be leased on 99 or 999 years leases *viz* :— **Long Leases.**

West and Central Agripada	16
Lands at Matunga	1
Chaupati West	2
Sandhurst Road	23
Gamdevi	22
Dadar-Matunga	1
Mathew Road	2
Lalbaug and Suparibaug	5
East Agripada	11
Undria Street	2
	85

The following lands were sold during the year:—in Scheme 3, 108 sq. yards for Rs. 5,400; in Scheme 6, 4,388 sq. yards for Rs. 2,491; in Scheme 31, 10,568 sq. yards for Rs. 2,64,200; in Scheme 32, 150 sq. yards for Rs. 3,000; while the plot south of the Old Town Barracks admeasuring 1912 sq. yards was resumed by Government for the Municipality the compensation being agreed at Rs. 95,600. Taking 4% on these amounts as the equivalent of the annual rent on leased plots the figures indicating progress in the disposal of the Board's lands in the year stand as follows:—

Analysis of Trust's land transactions in 1915-16.

No.	Particulars.	No. of plots.	Area sq. yds.	Capital value Rs.	Annual rent Rs.	Remarks.
I	Plots leased *vide* Appendix G-2	85	1,82,387	33,30,793	1,33,198	
	Trust's chawls					
II	Scheme 6	1	900	5,100	204	
	,, 29	1	5,720	1,14,400	4,576	
	Land sold					
III	Scheme 3	1	108	5,400	216	
	,, 6	1	4,388	2,491	100	Annual rent at 4 % on value.
	,, 31	2	10,568	2,64,200	10,568	
	,, 32	1	150	3,000	120	
	Land resumed					
IV	Plot south of old Town Barracks, Schedule C ...	1	1,912	95,600	3,824	
	Police Accommodation Schemes					
V	Scheme 25, Gamdevi ...	2	1,800	44,850	2,020	
	,, 34, Lamington Road	1	6,100	..... *	..... *	* Nominal.
	,, 45, Paltan Road ...	1	5,650	..... *	..... *	
	Poorer Classes Accommodation Scheme					
VI	Scheme 42, Spring Mills...	1	20,030	76,070	3,420	
VII	Total plots disposed of ...	98	2,39,713	39,41,904	1,58,246	
	Less.					
VIII	Plots disposed of in 1915-16 or earlier but relinquished to the Trust in 1915-16	4	10,080	1,71,300	6,852	
IX	Net plots disposed of in 1915-16	94	2,29,633	37,70,604	1,51,394	
	Corresponding figures for 1914-15	22	75,747	12,01,063	46,844	
	Do. 1913-14 ...	81	2,88,667	32,31,390	1,29,256	
	Do. 1912-13 ...	82	1,09,409	40,58,426	1,62,337	

In Appendix G-1 are given the details of leasing to date on each estate, and a detailed list of plots leased in 1915–16 with their areas, rentals etc. is given in Appendix G-2.

The number of plots disposed off in the year was a record, being well above the normal of the two years preceding the outbreak of war, and just double the average of the previous 4 years. The year's record was surpassed only by that of 1913–14 in point of area and only by those of 1906–7 and 1912–13 in point of value. The set back resulting from the outbreak of war in 1914–15 has been more than made good; for the average area disposed of per annum in these last two war years beats the record for any previous year except 1913–14. Great progress was made on the Gamdevi Estate, where, mainly as the result of the division of large plots into smaller ones, 22 plots having a rental of Rs. 15,876 per annum were disposed of. This improved demand for the plots on the Trust's residential estates is a very satisfactory and encouraging feature of the year and has been well maintained in 1916–17. It seems to indicate that the public are at last begining to appreciate the advantages of the Trust's method of laying out their estates with a prescribed margin of land to be kept permanently free of building on each plot in such a way that each lessee gets the benefit of the open spaces in his neighbour's plot as well as those in his own. There are now few plots left to be leased in the Board's developed estates south of Grant Road; even West Agripada, where leases can be granted for 99 years only, is being rapidly filled up, and there are signs of the demand extending to the Trust's estates north of Lalbaug. The delay consequent on the outbreak of war in the execution of the municipal scheme for draining the north of the Island and in the schemes for electrifying the G. I. P. Railway and improving the local service thereon has militated against the early disposal of land in the Dadar-Matunga Estate; but some of the plots near the Dadar Station will soon be put on the market to test the demand. Further progress was also made in leasing lands as sites for buffalo stables on the East Agripada Estate, over 56,000 sq. yards having a rental of Rs. 35,644 being let for this purpose. There is only one stable plot remaining to be leased, and that has been purposely reserved to allow time for erection of new houses before the old houses now on this plot are demolished.

Short Leases.

13. There were 899 acquired buildings in charge of the Trust at the commencement of the year, and 81 were acquired during the year; out of the total of 980, 120 were demolished during the year.

At the end of the year the Trust had 860 such buildings containing 10,337 tenements as shown below of the aggregate gross annual rental of Rs. 10,85,412.

One room tenements.	Two rooms tenements.	Larger tenements.	Shops.	Godowns.	Factories, &c.
7,876	908	462	653	134	304

The rents realized from acquired buildings in 1915-16 aggregated Rs. 8,16,365. The total temporary revenue realized during the year was Rs. 10,93,859 which compares with the corresponding figures of the previous two years as under :—

—	1913—14.	1914—15.	1915—16.
	Rs.	Rs.	Rs.
Rents from acquired buildings	6,30,066	7,44,951	8,16,365
Rents from lands let for temporary structures, &c.	1,75,077	2,01,419	2,06,951
Rents from lands let for storing materials, &c.	35,754	29,922	29,785
Rents from lands let for cultivation, &c...	64,472	50,058	40,758
Total ..	9,05,369	10,26,350	10,93,859

The increase in rents realised from acquired buildings in spite of the fact that the number demolished in the year (120) far exceeded the number acquired (81) is due to the fact that the latter being mostly in the Sydenham Road Scheme commanded far higher rents (Rs. 14,822 gross per month) than those (Rs. 8,320 gross per month) of the former which were mostly poor houses in East Agripada, Nowroji Hill and Sydenham Road.

The continuous decrease in agricultural rents corresponds with the annual addition to the area transferred to the Engineer for filling from the lowlying lands in the north of the Island and for extension of the garden on the Flats.

Administration of Chawls.

14. The average population of the Board's chawls and semi-permanent camps throughout the year was 17,148 as shown in the following table, which compares the mortality rates of these chawls during each of the last four years with those of the municipal sections in which the chawls are situated :—

Serial number	Names of chawls and semi-permanent sheds or Health camps.	Average population.	Deaths from											Classification of deceased.				Death rate per 1,000 in				Municipal death rate per 1,000 in				Remarks.
			Plague.		Cholera.		Small-pox.		Other infectious diseases.		Other causes.		Total excluding outsiders.	Children.												
														Under 1 month.	Over 1 month & under 12 months.	Over 1 year and under 10 years.	Others.	1912.	1913.	1914.	1915.	1912.	1913.	1914.	1915.	
			A	B	A	B	A	B	A	B	A	B														
1	Agripada A Chawls ..	1,171	..	..	..	..	..	..	3	..	35	1	38	4	6	8	20	47·76	37·81	39·67	33·51	45·66	40·09	32·72	26·95	The average population is arrived at by taking the population for each chawl at the end of each month and dividing the total by 12.
2	„ B Chawls ..	2,674	2	1	..	..	3	..	10	3	72	2	87	17	21	11	38	35·18	25·21	25·17	28·90	45·66	40·09	32·72	26·95	
3	„ C Chawls ..	1,581	..	..	..	..	1	..	4	..	35	..	40	4	6	12	18	35·88	28·93	39·18	22·37	45·66	40·09	32·72	26·95	
4	Nagpada A Chawls ..	464	..	..	..	..	..	..	1	..	12	1	13	2	1	..	10	43·57	18·83	12·53	26·85	37·26	28·21	28·68	23·69	
5	„ B Chawls ..	466	..	..	..	..	..	..	..	..	7	1	7	1	..	..	6	17·06	11·88	19·88	19·65	37·26	28·21	28·68	23·69	
6	Chandanwadi Chawls ..	2,283	..	..	..	..	..	..	4	..	43	10	47	6	9	12	20	29·00	19·53	28·58	21·31	31·95	31·71	29·18	24·71	
7	Imamwada Chawls ..	2,913	3	1	..	..	..	..	5	1	59	1	67	7	9	13	38	42·05	29·23	30·78	22·40	55·64	44·63	38·52	32·42	
8	Princess Street Chawls ..	224	..	..	..	..	..	..	3	..	2	..	5	..	1	2	2	37·31	25·97	12·88	17·62	28·37	25·88	18·95	17·69	
9	Mandvi Koliwada Chawls.	715	..	..	1	..	..	..	2	..	17	..	20	..	4	2	14	32·85	30·26	22·19	26·99	46·50	35·90	25·26	23·43	
10	Suparibaug Chawls ..	1,479	..	..	..	..	..	..	2	..	26	2	28	5	4	6	13	34·10	19·40	21·53	15·68	29·76	31·07	24·56	20·23	
11	Semi-permanent sheds, Palton Rd.	792	..	..	..	..	..	..	2	..	23	1	25	..	..	..	25	54·44	39·44	41·27	20·13	37·72	35·90	30·29	24·60	
12	„ Chaupati.	796	2	..	..	..	..	..	2	..	15	1	19	..	5	3	11	21·25	9·20	31·61	25·16	20·48	19·83	23·96	21·52	
13	„ Agripada.	1,059	..	..	..	..	..	..	..	..	4	..	4	..	1	1	2	..	..	4·93	4·72	..	..	32·72	26·95	
14	„ Suparibaug.	531	..	..	..	..	..	..	..	1	..	..	3	1	..	1	1	..	..	8·81	9·45	..	..	24·56	20·23	
	Total ..	17,148	7	2	1	..	4	..	38	5	353	20	403	47	6	71	218									
			9		1		4		43		373			403				36·33	25·49	27·30	22·13	38·17	33·65	28·55	27·51	

A = Regular residents. B = Outsiders brought in sick or diseased.

As the statistics published by the Health Officer are for the calendar year, the death rates given in this table are for calendar years also. From the totals it will be seen that, there has been a steady diminution of the death rate for the whole city in the last four years and that, the figures for the Trust chawls are always below the general death rate for the city. The first four blocks of chawls built in Agripada continue to hold the record for the highest death rate in Trust chawls every year and, as usual, the mortality amongst children has been markedly high in these blocks; but the death rate for 1915 was well below that of each of the previous three years and it will be interesting to see whether there is a further fall in 1916 as the full flushing water closet system was substituted last March for the bad intermediate system existing before.

The year 1915 was a remarkably healthy one and there were uncommonly few deaths from plague, cholera and smallpox both in the Trust estates and outside.

The few striking differences there are in the chawl death rates between 1914 and 1915 have no special significance, but are such as are to be expected when vital statistics are taken for small groups of people for so short a period as a year.

The Trust may perhaps safely claim that the work they have done in filling in the swamps in Agripada and in improving the First Nagpada Imamwada, Mandvi and Princess Street areas has not a little to do with the marked improvement in the death rates of the corresponding municipal sections.

Separate blocks or floors are reserved in the chawls for people of different religions as far as practicable. The following table gives the classification of inmates of the chawls according to religions on 1st July 1916.

Chawls at	Low caste Hindus.	Other Hindus.	Mahomedans.	Christians.	Others.	Total.
Agripada	1,737	2,440	527	695	13	5,412
Chandanwadi	331	1,211	174	545	1	2,262
Princess Street	....	228	....	....	....	228
Imamwada	....	1,592	1,264	....	....	2,856
Nagpada	....	423	351	123	70	967
Mandvi-Koliwada	....	676	....	72	....	748
Chinch Bunder	....	247	....	....	....	247
Suparibaug	445	349	159	521	....	1,474
	2,513	7,166	2,475	1,956	84	14,194

The occupations followed by the tenants of the Board's chawls are shown in detail in the following statement.

Occupation or place of employment of the tenants.	Locality of chawls.									
	Agripada.	Chandanwadi.	Princess Street.	Mandvi Koliwada.	Nagpada.	Imamwada	Suparibaug	Chinch Bundar.	Workmen's cottages, Matunga.	Total.
	No. of tenants.									
Mills	389	..	..	..	13	4	54	1	..	461
B. B. & C. I. Railway	39	11	..	..	4	1	51	..	..	106
G. I. P. Railway	152	9	..	3	20	5	234	..	15	438
Municipality	71	1	..	..	26	15	10	1	..	124
Port Trust	29	2	..	4	6	14	1	2	..	58
Police	16	9	1	1	9	37	3	..	..	76
Improvement Trust	19	4	1	1	5	9	3	..	..	42
Under Government but not in Police	67	17	7	6	29	24	5	3	..	158
Fishermen	..	..	..	88	..	4	..	4	..	96
Hospitals, missions and schools	19	10	..	4	19	14	5	..	..	62
Factories	77	5	..	2	14	83	5	3	..	189
Docks	27	119	..	17	13	16	5	25	..	222
Hawkers	65	48	1	41	35	84	4	..	..	278
Shop-keepers	68	11	..	32	..	27	1	..	..	139
Curd-sellers	70	..	..	..	..	..	..	..	..	70
Office peons	60	72	17	5	17	52	4	1	..	228
Office clerks	54	44	1	9	8	21	11	2	..	150
Domestic servants	52	58	..	3	5	7	5	..	..	130
Cart-drivers	32	2	..	1	1	7	..	1	..	44
Artisans	99	37	..	..	3	68	6	..	..	213
Tailors	10	30	..	..	7	19	14	..	..	80
Coolies	123	79	20	7	8	220	4	25	..	486
Barbers and dhobies	7	13	..	1	5	..	12	2	..	40
Peonsmen	17	23	2	4	9	76	3	1	..	135
Sundry occupations	47	62	13	22	34	62	24	9	..	273
Unemployed	46	6	1	1	5	37	14	6	..	116
Total No. of occupied rooms	1655	672	64	252	286	906	478	86	15	4414
Vacant rooms	2	..	..	..	2	..	2	2	..	8
GRAND TOTAL	1657	672	64	252	288	906	480	88	15	4422

The occupations followed by the tenants of Board's semi-permanent sheds are shown in the following statement.

Occupation or place of employment of the tenants.	Locality of Semi-permanent sheds.									
	Kalapani.	Hatnes Road.	Palton Road.	Charpati.	Suparibaug.	Sion.	Tank Pakady.	Naigaum.	Sheds for sweepers.	Total.
	No. of tenants.									
Mills	6	22	2	22	2	..	..	..	..	54
B. B & C. I. Railway	...	..	..	2	..	..	..	..	..	2
G. I. P. Railway	...	..	10	3	10	6	..	..	..	29
Municipality	...	6	3	9	98	..	24	..	..	140
Port Trust	...	2	1	..	..	5	..	..	..	8
Police	...	..	..	..	..	..	..	..	..	..
Improvement Trust	...	..	14	5	..	..	..	..	..	19
Under Government but not in Police	...	..	1	36	..	..	..	..	..	37
Fishermen	...	..	8	23	..	..	..	..	..	31
Hospitals, missions and schools	...	..	..	..	..	..	..	..	..	..
Factories	...	..	..	..	1	..	..	..	..	1
Docks	...	10	28	4	..	..	..	..	..	42
Hawkers	17	29	48	6	..	..	..	..	..	100
Shop-keepers	2	..	7	6	..	..	..	6	..	21
Curd-sellers	...	..	..	..	..	..	..	..	..	..
Office peons	...	..	13	44	..	..	..	..	..	57
Office clerks	41	..	2	..	..	..	..	..	..	43
Domestic servants	..	..	..	..	..	..	..	..	..	..
Cart-drivers	..	22	2	..	..	..	..	..	..	24
Artisans	9	..	3	11	..	..	..	..	..	23
Tailors	..	..	..	..	..	..	..	..	..	..
Coolies	12	8	69	26	5	...	..	..	..	120
Barbers and dhobies	..	..	..	25	..	..	..	..	..	25
Pressmen	..	..	1	16	..	..	..	..	..	17
Broom-makers	33	..	..	..	..	..	..	..	..	33
Sundry occupations	12	11	21	18	1	..	..	14	..	77
Unemployed	1	..	13	3	..	..	..	..	..	17
Sweepers employed in the B. I. Trust	..	..	..	..	..	..	..	..	23	23
Total number of occupied rooms	133	110	246	259	117	11	24	20	23	943
Vacant rooms	..	..	2	3	..	4	..	..	..	9
GRAND TOTAL	133	110	248	262	117	15	24	20	23	952

It will be seen from the preceding statements that the chawls and sheds are occupied chiefly by people working in mills, factories and Railway workshops, by Government, Municipal, Port Trust and Improvement Trust servants, and by office peons, fishermen, hawkers, artisans and coolies.

The following statement shows where the tenants of Board's chawls and semi-permanent sheds lived prior to their admission into these chawls:—

	Number of tenants who came from			
	Demolished buildings in Board's schemes.	Buildings in Bombay outside the schemes.	Up-country.	Total.
Permanent chawls				
Chandanwadi	204	443	25	672
Princess Street	64	..	..	64
Mandvi Koliwada	189	63	..	252
Imamwada	321	568	17	906
Nagpada	48	237	1	286
Agripada	465	999	191	1,655
Suparibaug	31	362	85	478
Chinch Bunder	86	..	..	86
Workmen's cottages, Matunga	..	15	..	15
Total ..	1,408	2,687	319	4,414
Semi-permanent sheds.				
East Agripada	187	68	12	267
Palton Road	234	12	..	246
Chaupati	194	60	5	259
Suparibaug	117	..	..	117
Miscellaneous	20	37	..	57
Total ..	752	177	17	946

In January last a semi-permanent camp consisting of 24 rooms was erected in Tank-pakady Road to re-house municipal sweepers who were displaced in East Agripada. These sweepers were at first accommodated in one of the Trust's acquired houses: but by an unfortunate accident the whole place was burnt down within 24 hours of their occupying it and they lost nearly all they possessed. There was no other suitable house to which they could be transferred; so the erection of semi-permanent sheds, which these people prefer to permanent rooms entailing higher rents, became an urgent necessity, and the Engineer's staff actually got them completed within a fortnight of the issue of the Board's orders.

During 1915-16 a weavers' shed accommodating 64 looms was constructed on Byculla Station Road for the use of weavers whose old insanitary sheds had to be demolished in the East Agripada Scheme. All the looms in the new shed were at once taken up and there have been no vacancies since. The rent, at present Re. 1-2-0 per month, per loom will ultimately be raised to Re. 1-4-0 per month.

Under Trustees' Resolution No. 30 dated 2nd February 1915 the erection of workmen's cottages, consisting of 15 rooms for the accommodation of workmen at Matunga, was sanctioned. At that time, it was anticipated that a monthly rent of Rs. 5 per room could be secured. When the cottages were approaching completion, an attempt was made to secure tenants for them at a monthly rent of Rs. 5 per room, but without any success. The G. I. P. Railway officials made enquiries of their workmen as to the rent they would pay for each room, and none of them offered a higher rent than Rs. 3-8-0 per room. Departmental enquiry was also made as to the ruling rents of similar rooms in houses round about Matunga Station, and it was ascertained that it would not be possible to secure for each cottage a monthly rent higher than Rs. 3-8-0, to be ultimately raised to Rs. 4-0-0 per month. It was ultimately decided to fix the rent per room at Rs. 3-8-0, and all the rooms were let at this rent from January 1916. At this rate of rent the percentage of net annual return works out to only 2·31 on the capital outlay of Rs. 16,043 made up of Rs. 11,708 for constructional cost and Rs. 4,335 for the land. To make the cottages self-supporting *i.e.*, to secure from them a net annual income of 4·61 on the capital outlay, the monthly rent per room should be Rs. 5·96 say Rs. 6-a rent, which, as far as can be seen at present, is not likely to be secured in the near future. It must therefore be regretfully admitted that this scheme has not served the purpose for which it was intended *viz.*, "to afford a useful lead to co-operative building societies." Plans of these cottages are inserted at the end of this report.

The total rental of the 4,380 rooms in the Trust's chawls including the workmen's cottages amounted to Rs. 2,31,690 per annum. The revenue actually collected amounted to Rs. 2,29,875 or 99 per cent. of the total recoverable Rs. 2,29,354 of the year plus previous arrears of Rs. 2,380.

The difference between Rs. 2,31,690 and Rs. 2,29,354 *viz.* Rs. 2,336 is due to vacancies.

The total rental of the 1,081 rooms in the Trust's semi-permanent sheds including the loom-shed for weavers is Rs. 30,918 per annum. The revenue actually collected amounted to Rs. 30,619 or 98 of the total recoverable Rs. 30,616 of the year plus previous arrears of Rs. 534. The difference between Rs. 30,918 and Rs. 30,616 *viz.* Rs. 302 is due to vacancies.

The percentage of outgoings to gross revenue in the Trust's semi-permanent sheds is 31·06 as shown in the marginal statement.

Particulars.	Permanent chawls.	Semi-permanent sheds.
Sanitary staff	3·59	8·27
Pump men	1·41	0·00
Cost of management and establishment...	7·50	7·50
Municipal taxes	11·08	10·42
Repairs and maintenance and supply of stores	9·79	3·90
Vacancies	1·00	0·97
Total ...	34·97	31·06

The percentage of outgoings to gross revenue in permanent chawls is 34·97 (*vide* margin)—as against 33·55 in 1914-15. The increase is due to the percentage of repairs and supply of stores being enhanced from 6·35 in 1914-15 to 9·79 in 1915-16.

On the basis of the maximum annual rental of Rs. 2,31,690 and outgoings at 34·97 per cent. the net annual income of permanent chawls works out to Rs. 1,50,668 or 3·71 per cent. on the cost of the chawls, Rs. 40,66,412 including land (*vide* Appendix I). The Board have to pay interest and sinking fund charges on their cost at 4·61 per cent. per annum, *i.e.*, Rs. 1,87,461 or Rs. 26,793 more than the net annual income from the chawls. The average population of the chawls during 1915-16 was 13,970.

Finance.

15. The budget of 1915-16 contemplated a loan of Rs. 50 lakhs; but the Board taking advantage of a demand for the Trust's debentures that set in in April 1915 raised during the year the hitherto unraised balance of the 1914 loan at 97, reduced the budgetted 1915 loan from Rs. 50 lakhs to Rs. 25 lakhs, and with the sanction of Government raised it all at par by private negotiation on special terms the result of which is the same as if the Board had floated a 4% 60 year loan in the open market at 98·85%. This loan brings the Trust's total borrowings up to date to Rs. 568 lakhs (face value) involving interest and sinking fund charges of Rs. 25·71 lakhs per annum on nett receipts of Rs. 560 lakhs (allowing for premia and discount in different years). These charges have always been regularly and punctually paid. Full details are given in appendix C. The average charges come to 4·59 per cent. on nett receipts, the average rate of loans to date being Rs. 98-9-5. **Loan.**

Sinking Fund. The sinking fund for the repayment of loans raised by the Board has been invested in public securities, full details of which are given in appendix C.

Earnings on Surplus Cash Balances. 16. The present banking arrangements of the Trust were described in para. 16 of the annual report for 1912-13.

The Board's earnings in the years before and after the expiry of the special contract entered into with the Bank of Bombay in 1909 are compared in the following table:—

Particulars.	Under old arrangements with Exchange Banks.				Under special contract with the Bank of Bombay.*				After the termination of the contract.		
	1906-07.	1907-08.	1908-09.	Up to 8th July 1909.	After 8th July 1909.	1910-11.	1911-12.	1912-13.	1913-14.	1914-15.	1915-16.
1. Average daily balances (in lakhs)—	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
(a) Interest bearing ..	19·71	19·95	12·03	6·30	33·48	30·48	50·58	45·04	29·82	15·79	43·62
(b) Non-interest bearing.	0·91	0·54	1·67	5·21	15·00	7·31	0·75	0·63	0·29	0·23	0·29
2. Interest earned on the above (in lakhs) ...	0·89	0·92	0·37	0·04	0·72	1·02	1·63	1·65	1·36	0·59	1·76
3. Average rate per cent. of interest—											
(i) of 2 on 1 (a)	4·53	4·63	3·08	2·34	2·95	3·37	3·24	3·66	4·55	3·72	4·04
(ii) of 2 on 1 (a) and (b).	4·33	4·50	2·70	1·28	2·04	2·72	3·19	3·60	4·51	3·66	4·01
4. Average Bank rate ...	6·27	5·84	5·56	5·91	4·65	5·33	4·97	5·35	5·38	5·44	6·03
5. Percentage of 3 (ii) to 4 ...	68	77	49	40		51	64	67	84	67	66

* The special arrangement with the Bank of Bombay expired on 8th July 1912.

The average rate of interest earned in 1915-16 on the whole of the daily balance, whether invested or not, was 4·01 per cent. as against 3·66% in 1914-15. The fall from the record of 4·51 per cent. in 1913-14 was due to the effect of the war on the money market.

The actual earnings of the year were Rs. 3,600 more than what would have been earned had the old contract with the Bank of Bombay been in force throughout the year. The gain in 1915-16 is less than in previous years owing to the fact that the bank rate in the last 3 months of the year ruled abnormally high—7·81%—and the Trust would during this period have earned Rs. 12,200 more under the contract with the Bank of Bombay than they did in the open market.

Accounts of 1915-16. 17. The audited accounts of the Board for 1915-16 are attached to this report.

The total receipts and expenditure of 1915-16 were as follows:—

	Opening balance.	Receipts.	Expenditure.	Closing balance.
Capital account	Rs. 29,88,690	57,96,814	36,03,868	51,81,636
General account	,, ...	36,88,701	28,98,059	7,90,642
Total ...	Rs. 29,88,690	94,85,515	65,01,927	59,72,278

18. The Board's capital receipts other than receipts from loan come under four main heads, *viz.*, sale of lands, sale of right to demolish acquired buildings, sale of quarrying rights and composition of rents. Capital Account.

The receipts under these heads in the last five years are compared below:—

—	1911-12.	1912-13.	1913-14.	1914-15.	1915-16.
	Rs.	Rs.	Rs.	Rs.	Rs.
1. Sale of lands	12,032	3,89,359	7,90,456	7,99,884	1,12,579
2. Sale of right to demolish acquired buildings.	87,039	92,882	75,420	80,472	85,678
3. Sale of quarrying rights ...	43,692	60,864	36,796	39,204	28,193
4. Composition of rents under sec. 64 (1) (c) of the Act ..	....	....	52,350	1,13,650	85,459
Total Rs. ..	1,42,763	5,43,105	9,55,022	10,33,210	3,11,909

The Board rarely *sell* land, because it is their policy to convey land by lease rather than by sale in order to be better able to exercise sanitary control over their estates and in particular to prevent the creation of insanitary conditions by the overcrowding of land with buildings. The chief item of the year's sale transactions was the resumption of the plot south of Old Town Barracks by Government which brought in Rs. 95,600.

The sum of Rs. 85,459 received during the year in composition of rent included a premium of Rs. 25,075 on seven plots in East Agripada leased by auction sale for buffalo stables.

The figures under the main heads of capital expenditure during the last 5 years are compared below in round thousands of rupees:—

—	1911-12.	1912-13.	1913-14.	1914-15.	1915-16.
	Rs.	Rs.	Rs.	Rs.	Rs.
Management and establishment ...	4,10	4,42	4,51	3,68	3,85
Acquisition ...	32,16	14,50	57,93	29,56	24,17
Works	3,47	3,35	4,52	5,43	8,02
Payments under section 79 ...	1,60	....	....	....	....
Total Rs. ...	41,33	22,27	66,96	38.67	36,04

By the end of 1915-16, the Board had raised Rs. 568 lakhs by loans, and their total capital receipts including 54 lakhs received from Government

(50 lakhs in 1911 and 4 lakhs in 1913), amounted to Rs. 659 lakhs, out of which they have spent Rs. 32 lakhs on improvement of Government and Municipal lands temporarily vested in them, Rs. 595 lakhs on their own acquired estates and Rs. 3 lakhs on their office building.

General Account.

19. The Trust's profits and losses upto the end of 1915-16 in their general account are set out below:—

Surplus in General Account.		Deficit in General Account.	
Year.	Amount.	Year.	Amount.
	Rs.		Rs.
1898-99	1,80,067	1906-07	56,081
1899-00	1,07,555	1907-08	1,22,781
1900-01	4,60,106	1908-09	1,25,307
1901-02	4,41,258		
1902-03	5,22,308		
1903-04	1,81,487		
1904-05	67,141		
1905-06	1,20,396		
1909-10	52,615		
1910-11	1,60,364		
1911-12	2,93,217		
1912-13	4,95,948		
1913-14	7,36,193		
1914-15	7,48,062		
1915-16	7,90,642		
Total ...	53,57,359	Total Rs. ...	3,04,169

Net balance Cr. Rs. 50,53,190

The Trust raise capital for their operations mainly by public loans on 4 per cent. debentures of 60 years' currency, and the general account depicts the struggle between the interest and sinking fund charges on these loans and the nett revenue from the temporarily vested and the acquired estates in which capital has been sunk. The charges increase steadily from year to year with the annual borrowings, and the nett revenue from each estate gradually increases until the estate is fully developed. In the early stages of development interest and sinking fund charges naturally expand faster than revenue. For the last thirteen years the annual nett revenue from the estates has always fallen short of the annual interest and sinking fund charges; but this shortage has hitherto been more than counterbalanced by the annual municipal contribution, so that the Trust have not had to exercise the power given to them by section 79 (2) of the Act to draw on their capital debt to

make good the annual deficits. The following is an analysis of the general account during the last 18 years :—

Analysis of general account.
(Figures in Lakhs.)

No.	——	Total to end of 1905-06.	1906-07.	1907-08.	1908-09.	1909-10.	1910-11.	1911-12.	1912-13.	1913-14.	1914-15.	1915-16.
	SPECIAL ITEMS.											
1	Interest and sinking fund charges—.											
	On debt due to Government and Municipality under sec. 68.. ..	..	..	..	..	1·1	0·8	1·0	1·1	0·8	..	..
	On debentures ..	32·6	11·2	12·1	13·0	16·0	19·1	20·2	20·6	21·4	22·4	23·8
	Total ..	32·6	11·2	12·1	13·0	17·1	19·9	21·2	21·7	22·2	22·4	23·8
2	Receipts other than municipal contribution	41·6	10·9	11·0	11·1	13·6	16·7	19·5	20·7	23·8	25·0	26·7
3	Expenditure other than interest and sinking fund charges.	10·7	3·3	3·7	3·9	3·8	4·1	4·1	3·4	3·5	4·9	5·2
4	Nett revenue (2-3) ..	30·9	7·6	7·3	7·2	9·8	12·6	15·4	17·3	20·3	20·1	21·5
5	Shortage (1-4) to be made good from municipal contribution.	1·7	3·6	4·8	5·8	7·3	7·3	5·8	4·4	1·9	2·3	2·3
6	Municipal contribution—											
	Section 73	..	..	..	..	..	0·6	..	..	..	..	..
	„ 72	22·5	3·0	3·6	4·5	7·8	8·3	8·7	9·3	9·3	9·8	10·2
	Total ..	22·5	3·0	3·6	4·5	7·8	8·9	8·7	9·3	9·3	9·8	10·2
	Profit+or loss—(6—5).	+20·8	—0·6	—1·2	—1·3	+0·5	+1·6	+2·9	+4·9	+7·4	+7·5	+7·9

Nett revenue from Trust estates has increased from 9·8 in 1909-10 to 21·5 lakhs in 1915-16, and it is a matter for congratulation that it has increased much faster than the interest and sinking fund charges. The Trust's consequent surpluses since 1909-10 have under the amended Act been utilized towards capital expenditure, thereby reducing borrowing.

Full details of the municipal contribution year by year are given in Appendix **B-4.**

Collection of revenue.

20. As usual the collection work was very well done, as will be seen from the following table :—

Particulars.	Revenue.		Total.
	Permanent.	Temporary.	
	Rs.	Rs.	Rs.
Amount for collection	11,26,559	14,45,988	25,72,547
,, collected	11,13,491	13,54,192	24,67,683
,, ,, in advance	12,563	....	12,563
,, written off	....	5,513	5,513
,, outstanding on 1st April 1916.	13,068	86,283	99,351
,, ,, on 1st May 1916 .	5,978	39,078	45,056
,, ,, on 1st June 1916 .	5,205	24,458	29,663

Permanent revenue is collected by two clerks in the accounts branch of the Secretary's office and temporary revenue by three chawl superintendents and a temporary staff of nine rent collectors under the Land Manager. The former had at the end of the year outstandings of 1·1 per cent. and the latter 5·9 per cent. of the total amount for collection in the year; while of the grand total of nearly 26 lakhs for collection in the year only 1·1 per cent. was outstanding on the 1st June 1916. In connection with this work 330 suits were filed during the year for arrears aggregating Rs. 10,049 of which Rs. 3,710 still remain to be recovered. In round figures the number of rent bills issued in the year was 3,400 for permanent and 1,83,000 for temporary revenue, total 1,86,400.

Cost of management and establishment.

21. The method of distributing the cost of management and establishment was explained in Appendix **M-1** of the 1912–13 report and was sanctioned in Government Resolution No. 8330 of 16th October 1914. The general idea is to debit each estate with certain percentages of the revenue collected from it and of the capital spent upon it during the year, corresponding to the charges that would be made by an Estate Agent for collection of revenue, supervision of acquisition and works and disposal of plots on the estate. The cost of the Tribunal is distributed to the several estates in proportion to the time spent by the Tribunal on hearing cases in the respective estates, and special lump-sum debits are made to particular estates in respect of special work done for them by the establishment but not reflected in the capital charges or the revenue collections of the year. The normal percentage charges are :—

7½ per cent on cost of acquisition.
7½ ,, ,, ,, works.
4½ ,, ,, capital value of land leased in the year.
2½ ,, ,, sale proceeds.
2½ ,, ,, permanent revenue collected.
7½ ,, ,, temporary ,, ,,

The normal percentage charges for 1915–16 exceed actual cost of management and establishment by about Rs. 18,000 which excess was adjusted by writing back some of the special and erroneous debits of the previous years. The consequent distribution for 1915–16 is shown in Appendix **M-4**. The total management and establishment charges come to 5·13 lakhs, of which

3·85 was debited to capital account and 1·28 to general account. The corresponding figures in 1914–15 were 3·81 to capital account and 1·24 to general account.

22. The closing balance on 31st March 1916 in the account of the Provident Fund established for the officers and servants of the Trust under section 91 (6) of the Act, was Rs. 3,60,925-8-5 as shown below :— **Provident Fund.**

	Rs.	a.	p.
Opening balance	3,30,294	14	3
Receipts during the year—			
Employees' subscription	15,397	14	0
Trustees' contribution	15,380	12	3
Interest on employees' subscription	6,110	1	6
Interest on Trustees' contribution	6,664	2	1
	Rs. 3,73,847	12	1
Deduct—			
Payment to subscribers and nominees and the amount written back to Provident Fund.	Rs. 12,922	3	8
	Rs. 3,60,925	8	5

Of this balance Rs. 3,13,422-6-0 have been invested in the following securities :—

	Rs.
(*a*) 3½ per cent. Government Promissory Notes for	80,000
(*b*) 4 per cent. Port Trust Debentures for	2,14,000
(*c*) 4 per cent. Bombay Improvement Trust Debentures for ..	20,000
	Rs. 3,14,000

The Board had under consideration during the year a proposal to grant advances from the Provident Fund on the lines approved by Government for the Government General Provident Fund and ultimately resolved to allow such advances only in cases of urgent necessity and only for 3 objects *viz* :—

(*a*) to pay for the passage to or from Europe, any British Colony or America, of a subscriber proceeding on leave on medical certificate, or returning after such leave,

(*b*) to pay for the passage of any member or members of a subscriber's family to or from Europe, any British Colony or America,

(*c*) to pay the expenses incurred in connection with the duly certified illness of a subscriber, or any member of his family.

The Chairman suggested that provision should be made in the rules in general terms for the grant of advances for any special purpose approved by the Board either generally or in a particular case such as improved housing but the suggestion did not commend itself to the Board. The Trustees' Resolutions on the subject will be found in Appendix **M-5.**

Personnel.

23. The Hon'ble Mr. J. P. Orr, C.S.I., I.C.S., who is now in his eighth year of service with the Trust continued to hold the office of Chairman throughout the year. **Chairman.**

Mr. J. F. Watson, the Trust Engineer, was given combined leave for 12 months from 10th May, 1915, and in August, 1915 accepted with the permission of the Board a temporary commission in the Army. He is serving in France. His duties as Trust Engineer have been divided between Messrs. Hawkins and Katrak. Mr. S. D. Prahhavalkar, Sub-Engineer was promoted to be Assistant Engineer from 1st March, 1916. There were no other changes in the Trust staff.

Tribunal of Appeal.

24. Mr. J. Sanders Slater, Bar-at-Law, held the office of the President of the Tribunal of Appeal and Mr. A. E. Mirams, F.S.I., that of Government Assessor throughout the year. Mr. Slater was on privilege leave during the month of July, 1915.

Mr. W. A. Chambers held the office of the Municipal Assessor and during his absence on leave in England Mr. D. P. Bhedwar, B.A., L.C.E., acted for him from 1st May 1915 to 15th November 1915.

Special Collector.

25. There was only one Special Collector under the Land Acquisition Act throughout the year. Mr. J. D. Framji, I.S.O. Bar-at-Law, held the office till 24th October 1915 when he proceeded on three months privilege leave. He retired from service on 24th January 1916 and the Trustees took the opportunity of placing on record their appreciation of the care and ability with which he had performed his duties during the long period of 15 years since the initiation of the Trust's acquisition work. Mr. A. H. A. Simcox, I.C.S., Collector of Bombay, held charge of the office till 2nd January 1916 and Mr. B. M. Bayly, I.C.S. till 6th March 1916. Mr. G. A. Thomas, I.C.S., has held charge since 7th March 1916.

The Board.

26. The following gentlemen served as Trustees throughout the year:—

(1) Sir Bhalchandra K. Bhatwadekar, Kt.
(2) The Hon'ble Mr. D. E. Wacha.
(3) The Hon'ble Sir Ibrahim Rahimtoola, Kt., C.I.E.
(4) Mr. N. J. Gamudia.
(5) Major H. A. L. Hepper, R.E.
(6) Sir Frederick L. Sprott, Kt.
(7) Sir Sassoon David, Bart.
(8) Sir Vithaldas D. Thakersey, Kt.
(9) Mr. A. M. Tod.
(10) Mr. A. H. Whyte.

The ex-officio seat of the Collector of Bombay was held by

(1) Mr. A. H. A. Simcox, I. C. S. from 1st April 1915 to 2nd January 1916 and from 3rd March 1916 to 31st March 1916.
(2) Mr. G. A. Thomas, I.C.S. from 3rd January 1916 to 2nd March 1916.

The ex-officio seat of the General Officer Commanding, Bombay District, was held throughout the year by Br.-Genl. W. C. Knight, C.B., D.S.O., A.D.C. and that of the Municipal Commissioner by Mr. P. R. Cadell, C.I.E., I.C.S.

Meetings.

Meetings.

27. There were 45 Board meetings and 44 Committee meetings during the year, the corresponding figures being 41 and 52 in 1914-15 and 43 and 57 in 1913-14.

The attendance at Board meetings averaged 90 per cent. of the maximum 14, and that at Committee meetings 85·8 per cent. of the maximum 6.

Chief Subjects of Debate.

28. In Appendix **M** will be found a selection from the resolutions of the Board dealing with matters of importance that were under consideration during the year. Those that have not already been referred to in earlier paragraphs are epitomised below :—

SLUM IMPROVEMENT:—The question of the improvement of insanitary areas in the city has been frequently discussed at the meetings of the Board. There are two distinct views in the Board on this question which are set out in the correspondence which has taken place on the subject of the Parel Road Schemes (Nos. 43 and 47) referred to in paragraph 1 of this report and printed *in extenso* in Appendix **M-1**. In August 1915, the Chairman furnished the Trustees with a printed compilation showing what had so far been done by the Trust for the improvement of insanitary areas and, after consideration at several meetings of the question how the represented areas should be dealt with, the Board resolved (vide Appendix **M-6.**) to obtain from their solicitors a draft amendment of their Act giving the Trust powers similar to those exercised by local authorities in England under the Housing of the Working Classes Act (*a*) to acquire obstructive parts of buildings without having to acquire the whole and (*b*) to levy betterment on owners of properties benefited by the removal of such obstructive buildings. The subject bristles with difficulties and the Board has referred it for consideration to a Special Committee without committing themselves to the principles involved. The one definite advance that was made in the year was the acceptance by the Municipality of a Bill for the amendment of the Municipal Act giving the Municipality the power *inter alia* to close individual rooms in a house as unfit for human habitation. That Bill has since become law, and one effect will be to reduce the cost of the Trust's improvement schemes and so enable them to improve a larger area with a given sum.

EXCHANGE OF ACQUIRED FOR VESTED LANDS:—Much of the municipal land and a little of the Government land vested in the Trust for 99 years under section 60 of the City of Bombay Improvement Act consists of small irregular isolated plots incapable of development for building purposes except when amalgamated with the surrounding land; and when the Board acquired the surrounding land with a view to such amalgamation they were hampered by their inability to dispose of the vested land for more than 99 years. Accordingly the Act was amended in 1913 so as to give the Board the right to exchange acquired for vested lands, the general idea being to form large regular blocks of vested lands forming a self contained estate to be leased for 99 years and to absorb the original isolated vested plots in estates formed by acquisition of the lands around them. The intermixture of these two classes of land was most in evidence in the Agripada Estate and after long and difficult negotiations with the Municipality the final interchange was settled soon after the close of the year for all vested municipal lands south of Naigaum Cross Road. The 99 year tenure is unpopular and it is not easy to dispose of land

on such tenure in localities in which other land is available on 999 years leases or for sale; but it was found that applicants for land for cattle stables did not object to 99 years' leases: so the interchange was arranged so as to make the solid blocks laid out for cattle stables in East Agripada vested lands and these have nearly all been successfully disposed of. The resolution on the subject will be found in Appendix **M-7**.

GODOWNS IN CHAWLS:—By Bill No. II of 1915 Government proposed to amend the Bombay City Municipal Act so as *inter alia* to absolutely prohibit the wholesale storage of grain or groceries in a building of which any part was used for human habitation. This would have hit the Trust hard as their new chawls at Chinch Bunder like their old ones at Mandvi were specially constructed with first class godowns on the ground floor so as to reduce the loss consequent on the low rents the Trust charge for the tenements on upper floors. A protest was accordingly submitted to Government with the result that the Act as amended merely regulates and does not prohibit such storage. The Municipal Commissioner has power to order discontinuance of such storage if for any sanitary reasons he finds it necessary to do so; there is no likelihood of any such necessity arising in the Trust's chawls. The Trustees' Resolution and the Chairman's letter to Government on the subject are printed in Appendix **M-8**.

CO-OPERATIVE HOUSING ON TRUST ESTATES:—Nothing more has been heard of the Parsi scheme for co-operative housing on the Trust's Gamdevi Estate. It is understood that the scheme is in abeyance on account of financial difficulties resulting from the war. Meanwhile, however, the plots which were to have been taken up for this scheme have all been taken up by individual tenants and there are none left for the Parsi scheme. The Saraswat Co-operative Housing Society* is still the only co-operative housing society in Bombay and, it is believed, in India. It is run on the lines of the English Tenant Copartnership Societies with great success. The first three houses each containing 6 tenements were completed in December 1915, and the success of the experiment has resulted in the enlargement of the Society who have now doubled their holding on the Trust estate and are erecting two more buildings containing twenty four three-room tenements for their tenant members. It is hoped that their example will lead to similar enterprises on the Trust's estate in the north of the Island.

THIRD FINANCIAL FORECAST:—An immense amount of work was done during the year in connection with the preparation of the Trust's third triennial financial forecast. In view of the possibility of the previous forecast being completely upset by the results of the unforeseen war it was necessary to review the forecast for each scheme with the greatest care. Weekly conferences of the heads of departments were held from November onwards and each scheme was examined in great detail as to both the actuals of the past

* * A complete account of the Saraswat co-operative Housing Society's constitution, methods and achievements will be found in the Bombay Co-operative Housing Association's leaflet No. 8 which can be obtained gratis at the Trust office.

and the prospects for the future in comparison with the last forecast. It was found that in most schemes the general margin allowed in 1913 for unforeseen contingencies was ample in spite of the war and that confining the forecast to the next 60 years and leaving out of count the Trust's subsequent profits the margin for expansion of the Trust's programme after providing for completion of all the Trust's sanctioned schemes including the Parel Road Schemes could safely be put at 122 lakhs. This means that the Trust having now provided for nearly all the road items in the programme suggested for them by Government in G. R. No. 3022 dated 14th June 1909 on the development of Bombay are now in a position to extend their chawl programme and take up direct slum improvement in new losing schemes provided that the aggregate nett loss on such schemes expressed in terms of present value as on 1st April 1917 does not exceed 122 lakhs. The Chairman's note on the new forecast will shortly be placed before the Board and will as usual be published after the Board have reviewed it.

29. The following table gives some indication of the work done by the Trust in the gradual development of their estate in recent years:— Estate Statistics.

Trust's Estate Statistics.

As at end of year.	I.—Area of Estate.										II.—Area resumed or sold in acres.	III.—Area to be acquired in acres.	IV.—Roads.		V.—Chawls.*				VI.—Police Chawls.			VII.—Tenements for families in Lessees' completed buildings.	VIII.—Total new tenements cols. 16+20+23.	IX.—Cost of Programme.	
	Developed.				Undeveloped.				Total.															spent.	to be spent.
	Total in acres.	Leased plots. Acres.	Leased plots. Annual rent in lakhs.	Unleased plots acres.	Total in acres.	No. of Buildings.	No. of Tenements.	Nett annual temporary revenue in lakhs.	Acres cols. 2+6.	Annual revenue in lakhs cols. 4+9.			Constructed in miles.	Cost of construction in lakhs.	Families accommodated.	Cost in lakhs.	Actual rent in lakhs	Actual nett yield in lakhs per annum.	Families accommodated.	Cost in lakhs.	Annual rent in lakhs.			In lakhs.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
1909–10.. ..	298 *30* 328	98	6·4	86	944	264	4416	3·2	1272	9·6	81	602	12·1	17·4	3839 *672	32·3 1·60	1·0 0·20	0·7 0·11	413	12	0·5	2665	6917	346	232*
1910–11.. ..	279 *56* 335	114	7·4	81	1069	410	6032	5·0	1404	12·4	89	461	13·0	18·0	4349 *623	38·6 1·60	1·3 0·19	0·8 0·11	413	12	0·5	3277	8039	403	173
1911–12.. ..	277 *61* 338	123	8·2	80	1070	540	7109	5·7	1408	13·9	185	331	13·2	19·6	4353 *603	40·5 1·63	1·9 0·18	1·3 0·10	413	12	0·5	4146	8912	445	308
1912–13.. ..	295 *62* 357	132	9·6	70	1096	517	6404	6·6	1453	16·2	197	221	14·1	21·1	4362 *524	40·5 1·69	2·2 0·16	1·5 0·08	413	12	0·5	4668	9967	456	346
1913–14.. ..	293 *65* 358	145	10·5	59	1121	873	9879	7·5	1479	18·0	215	134	14·3	22·1	4362 *793	40·5 2·26	2·2 0·16	1·7 0·10	413	12	0·5	5258	10826	509	276
1914–15.. ..	308 *67* 375	157	11·2	57	1119	899	10779	7·4	1494	18·6	249	130	15·6	24·2	4362 *991	40·5 2·55	2·2 0·27	1·5 0·19	413	12	0·5	5667	11433	540	259
1915–16.. ..	367 *68* 435	200	12·67	61	1090	860	10337	7·7	1525	20·4	253	96	17·2	26·0	4382 *1079	40·7 2·66	2·3 0·3	1·5 0·16	413	12	0·5	6428	12302	572	307

Italics in col. 2 indicate area of roads handed over to the Municipality.

* Semi permanent sheds for dishoused tenants.

The close of the Trust's 17th year finds them in possession of estates aggregating one tenth of the total area of the Island and accommodating one tenth of the total population with a sanctioned programme involving the expenditure of 903 lakhs on the City (587 past and 316 future) and resources sufficient to justify them in undertaking new schemes costing 122 lakhs nett over and above the 2 schemes for broadening Parel Road to 120' which were sanctioned after the close of the year.

BOMBAY, 31*st August* 1916.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY

Appendix A.

Capital Account.

Figures in Lakhs.

	1909-10.		1910-11.		1911-12.		1912-13.		1913-14.		1914-15.		1915-16.	
	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Receipts.														
Loan	85·0	400·0	50·0	450·0	..	450·0	25·0	475·0	18·0	493·0	19·2	512·2	55·8	568·0
Discount—or premium+	—3·6	—6·3	—0·5	—6·8	..	—6·8	+0·4	—6·4	+0·2	—6·2	—0·6	—6·8	—0·9	—7·7
Sale proceeds	1·5	10·3	4·3	14·6	1·4	16·0	5·4	21·4	9·6	31·0	10·4	41·4	3·1	44·5
Appropriation from general account ..	0·5	18·2	1·6	19·8	2·9	22·7	5·0	27·7	7·4	35·1	7·5	42·6	7·9	50·5
Special contribution from Government ..	..	..	..	..	50·0	50·0	..	50·0	4·0	54·0	..	54·0	..	54·0
TOTAL ..	83·4	422·2	55·4	477·6	54·3	531·9	35·8	567·7	39·2	606·9	36·5	643·4	65·9	709·3
Expenditure.														
I.—On Government and Municipal property.														
Schedule "C"	0·1	5·0	0·1	5·1	0·2	5·3	0·2	5·5	0·2	5·7	0·2	5·9	0·2	6·1
" "D"	*N.*	7·7	0·1	7·8	0·2	8·0	0·5	8·5	—0·3	8·2	*N.*	8·2	1·3	9·5
" "E"	*N.*	4·3	0·2	4·5	0·1	4·6	*N.*	4·6	*N.*	4·6	..	4·6	..	4·6
Police Accommodation Schemes	0·9	8·1	2·2	10·3	..	10·3	..	10·3	..	10·3	..	10·3	1·8	12·1
TOTAL ..	1·0	25·1	2·6	27·7	0·5	28·2	0·7	28·9	—0·1	28·8	0·2	29·0	3·3	32·3
II.—On the Trust's own acquired lands.														
Cost of management ..	2·0	13·9	1·9	15·8	1·2	17·0	1·7	18·7	1·9	20·6	1·8	22·4	1·6	24·0
Cost of establishment ..	2·4	16·8	2·6	19·4	2·6	22·0	2·5	24·5	2·4	26·9	1·8	28·7	1·7	30·4
Acquisition of land ..	39·7	274·6	42·9	317·5	32·2	349·7	14·5	364·2	57·9	422·1	29·6	451·7	24·0	475·7
Chawls	3·2	21·2	4·8	26·0	1·3	27·3	0·1	27·4	1·4	28·8	1·0	29·8	0·7	30·5
Roads	1·1	10·2	0·3	10·5	0·9	11·4	1·2	12·6	0·8	13·4	3·4	16·8	2·2	19·0
Other works	0·1	2·3	0·7	3·0	0·8	3·8	1·6	5·4	2·7	8·1	0·1	8·2	0·7	8·9
Mill Company's chawls .	..	..	..	..	..	..	..	..	..	..	*N.*	*N.*	1·7	1·7
TOTAL ..	48·5	339·0	53·2	392·2	39·0	431·2	21·6	452·8	67·1	519·9	37·7	557·6	32·6	590·2
III.—Miscellaneous.														
Office buildings.. ..	*N.*	3·1	*N.*	3·1	*N.*	3·1	*N.*	3·1	..	3·1	*N.*	3·1	..	3·1
Other items	0·3	2·9	*N.*	2·9	0·2	3·1	..	3·1	0·1	3·2	0·8	4·0	0·1	4·1
TOTAL ..	0·3	6·0	*N.*	6·0	0·2	6·2	..	6·2	0·1	6·3	0·8	7·1	0·1	7·2
IV.—Disposal of profits under section 79 (3).	17·76	17·76	0·53	18·29	1·6	19·9	..	19·9	..	19·9	..	19·9	..	19·9
TOTAL ..	17·76	17·76	0·53	18·29	1·6	19·9	..	19·9	..	19·9	..	19·9	..	19·9
GRAND TOTAL ..	67·6	387·9	56·3	444·2	41·3	485·5	22·3	507·8	67·1	574·9	38·7	613·6	36·0	649·6
Balance ..	15·8	34·3	—0·9	33·4	13·0	46·4	13·5	59·9	—27·9	32·0	—2·2	29·8	29·9	59·7

N= negligible.

BOMBAY, 31*st August* 1916,

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix B-1.

Analysis of General Account.

Figures in col: 2 to 12 shown in lakhs.

	Receipts.					Expenditure.						
Year.	Rents.	Municipal contribution.	Interest on investment.	Miscellaneous.	Total.	Maintenance.	Municipal rates and taxes.	Interest and sinking fund.	Miscellaneous.	Total.	Balance appropriated to capital account.	
1	2	3	4	5	6	7	8	9	10 *	11	12	
1898–99	1·9	..	..	..	1·9	0·1	..	..	..	0·1	1·8	Rent received in 1898–99 was mainly rent under Schedule F.
1899–1900	0·7	..	0·8	..	1·5	0·2	0·2	..	..	0·4	1·1	
1900–01	0·9	4·75	1·65	..	7·3	0·3	0·2	2·2	..	2·7	4·6	
1901–02	1·2	4·8	1·47	0·03	7·5	0·4	0·2	2·5	..	3·1	4·4	
1902–03	1·4	5·0	3·5	..	9·9	0·4	0·2	4·1	..	4·7	5·2	
1903–04	2·6	3·5	2·3	..	8·4	0·4	0·4	5·7	0·1	6·6	1·8	
1904–05	5·8	2·0	2·7	..	10·5	0·7	0·9	8·1	0·1	9·8	0·7	
1905–06	9·7	2·5	1·9	..	14·1	1·43	1·3	10·05	0·1	12·9	1·2	
											—20·8	
1906–07	8·5	3·0	2·1	0·1	13·7	1·9	1·1	11·2	0·1	14·3	—0·6	
1907–08	8·1	3·6	2·4	0·1	14·2	2·2	1·0	12·1	0·1	15·4	—1·2	
1908–09	9·4	4·5	1·2	0·1	15·2	2·5	0·8	13·0	0·1	16·4	—1·2	
											—3·0	
											17·8	
1909–10	11·4	7·8	1·5	0·2	20·9	*3·3	1·0	16·0	0·1	20·4	0·5	
1910–11	14·4	8·9	1·5	0·1	24·9	*3·1	1·0	19·1	0·1	23·3	1·6	
1911–12	16·6	8·6	2·2	0·1	27·5	*3·0	1·3	20·2	0·1	24·6	2·9	
1912–13	18·0	9·2	2·0	..	29·2	*2·7	1·0	20·5	0·1	24·3	4·9	
1913–14	20·9	9·3	2·5	..	32·7	*2·4	1·2	21·4	0·3	25·3	7·4	
1914–15	23·0	9·8	1·5	0·1	34·4	2·7	1·5	22·4	0·3	26·9	7·5	
1915–16	24·8	10·2	1·5	..	36·5	2·9	1·6	23·8	0·3	28·6	7·9	
Total to end of 1915–16	179·3	97·5	32·7	0·8	310·3	30·6	14·9	212·4	1·9	259·8	50·5	

* Includes interest paid to Government and the Municipality under sections 68 (1) of the Act.

Year.	Government.	Municipality.	Total.*
1909–10 ..	65,350	41,241	1,06,591
1910–11 ..	46,440	37,841	84,281
1911–12 ..	61,858	37,276	99,134
1912–13 ..	68,194	37,431	1,05,625
1913–14 ..	54,644	27,668	82,312
	2,96,486	1,81,457	4,77,943

Out of 179·3 rents no less than 93·7 or 52·3 per cent. was from temporary occupations.

Of the 50·5 surplus 18·9 was paid to the Municipality and 1 to Government and the balance of the years 1911-12, 1912-13, 1913-14, 1914-15 and 1915-16 viz., 2·9, 4·9, 7·4, 7·5 and 7·9 respectively, are not now payable to the Municipality owing to the amendment of the Act.

Of the 97·5 Municipal contribution, 18·9 was refunded, so that the nett Municipal contribution, after deducting taxes, is Rs. 63·7 lakhs in the 18 years.

Government contribution (profits from Schedule C land) after deduction of the 1 lakh refunded to them as their share of profits, is 26·7 lakhs in the 18 years.

BOMBAY, 31*st August* 1916.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix B-2.

Showing from Appendix B-1 how the burden of interest and sinking fund charges on Trust's borrowings has been shared by Government, the Municipality and the Trust up to the end of 1915-16.

(*For explanation of the method followed*, vide *annual report for* 1908-09, *pp.* 25 *to* 29.)

Figures in lakhs.

Sources of revenue.	Rents.	Maintenance.	Taxes.	Profit from land, columns 2-3-4.	Profit from cash transactions.	Total interest and sinking fund charges.	Net profit in general account distributed between Government Municipality and Trust.	Distribution of interest and sinking fund charges.			Percentage of interest and sinking fund charges.
								Profit from land.	Cash profit.	Total.	
1	2	3	4	5	6	7	8	9	10	11	12
Government	37·0	8·4	0·92	27·7	.....	212·4	1·0	26·7	.....	26·7	12·6
Municipality	4·1	3·1	0·44	0·6	97·5		18·9	0·6	78·6	79·2	37·3
Trust	138·2	19·1	13·6	105·5	31·6		*30·6	105·5	1·0	106·5	50·1
Total ...	179·3	30·6	14·9	133·8	129·1	212·4	50·5	132·8	79·6	212·4	100·0
If the Municipality had levied no taxes from the Trust, the figures would have been as follows :—											
Government	37·0	8·4	.....	28·6	.....	212·4	1·0	27·6	.....	27·6	13·0
Municipality	4·1	3·1	.....	1·0	97·5		33·8	1·0	63·7	64·7	30·5
Trust	138·2	19·1	.....	119·1	31·6		30·6	119·1	1·0	120·1	56·5
Total ...	179·3	30·6	.....	148·7	129·1	212·4	65·4	147·7	64·7	212·4	100·0

Note.—The special grants of 50 lakhs and 4 lakhs paid by Government on 1st April 1911 and 6th May 1913 respectively have been placed to the credit of the capital account and do not therefore find a place in this statement.

* Profits have been retained by the Trust as under in accordance with the amended Act:—

1911-12	2·9
1912-13	4·9
1913-14	7·4
1914-15	7·5
1915-16	7·9
	30·6

BOMBAY, 31*st August* 1916.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

Appendix B-3.

Comparison of amounts contributed towards Trust's interest and sinking fund charges up to end of 1915-16 by Government and Municipality with capital borrowed by Trust up to end of 1915-16 for expenditure on Government and Municipal lands vested in the Trust.

OOO *omitted.*

ITEM.	Capital Borrowed			Government and Municipality's contribution to interest and sinking fund charges to end of 1915-16 as per Appendix B-2, col. 11.
	For works.	For paying off general account deficits.	Total.	
1	2	3	4	5
	Rs.	Rs.	Rs.	Rs.
Government lands. Schedule C lands ...	5,90	.....	5,90	.....
Government lands. „ E „ ...	4,69	75	5,44	.....
Government lands. Police Accommodation schemes	13,28	1,44	14,72	.....
Total ...	23,87	2,19	26,06	26,70
Municipal land—Schedule D	9,43	6,45	15,88	79,20
Grand Total ...	33,30	8,64	41,94	1,05,90

J. P. ORR, *Chairman,*

City of Bombay Improvement Trust.

Bombay, 31*st August* 1916.

Appendix B-4.

Comparing the municipal contributions to the Trust with 2 per cent. on city assessments.

(*Vide report para.* 19.)

000 omitted.

Year.	Rateable value chargeable with 2% under section 72.	2% thereon.	Rateable value chargeable with general tax.	Percentage rate of general tax.	General tax realizable for each year.	General tax receipts in each year.	Payment to Trust under section 72.	Balance of general tax after such payment.	Remarks.
	2	3	4	5	6	7		9	10
1895–96 ..	2,32,73	4,65·46	2,32,62	8½	19,05	18,77	..	..	In 16 years ending 1915–16 rateable value increased from 252 to 545 lakhs, *i.e.*, by 293 lakhs or 116 per cent. at average rate of 18·31 lakhs per annum.
1896–97 ..	2,38,55	4,77·10	2,38,39	8½	19,52	18,55	..	..	
1897–98 ..	2,43,11	4,86·21	2,42,90	8½	19,84	20,56	..	..	In 5 years ending 1915–16 rateable value increased from 447 to 545 lakhs, *i.e.*, by 98 lakhs or nearly 21·92 per cent. at average rate of 19·60 lakhs per annum.
1898–99 ..	2,46,33	4,92·66	2,46,05	9½	22,37	22,24	..	..	
1899–1900 ..	2,52,22	5,04·44	2,51,93	12½	30,21	29,95	..	..	
Total ..	12,12,94	24,25·87	12,11,89	..	1,10,99	1,10,07	..	..	The full 2 per cent. (section 72) would have given Trust 124 lakhs. The Trust actually got 78 lakhs at an average of Rs. 4,87,000 per annum, whereas the full 2 per cent. would have yielded an average of Rs. 7,75,000 per annum.
1900–01 ..	2,59,32	5,18·64	2,59,00	12½	30,98	30,16	4,75	25,41	
1901–02 ..	2,62,73	5,25·46	2,63,58	10½	26,42	27,00	4,81	22,19	
1902–03 ..	2,69,74	5,39·48	2,70,60	10½	27,11	27,11	5,00	22,11	
1903–04 ..	2,92,84	5,85·68	2,93,62	10½	29,81	29,03	3,50	25,53	Municipality's actual receipts from the general tax in 1900–16 exceeded full tax realizable by 0·68 lakhs or 0·04 lakhs per annum.
1904–05 ..	2,99,83	5,99·66	3,00,83	10½	30,50	31,78	2,00	29,78	
1905–06 ..	3,25,12	6,50·24	3,26,12	9	28,56	28,74	2,50	26,24	Out of these receipts the Trust got 78 lakhs while the Municipality got 529 lakhs. This 529 lakhs gave the Municipality in 1900–16 an average income of 33·07 lakhs per annum which is 11·06 lakhs more than the average of the preceding 5 years.
1906–07 ..	3,53,23	7,06·46	3,54,23	9	31,10	30,87	3,00	27,87	
1907–08 ..	3,78,76	7,57·52	3,79,76	8⅜	31,27	31,14	3,56	27,58	
1908–09 ..	4,01,43	8,02·86	4,02,33	8⅜	33,26	32,95	4,50	28,45	For the 5 years 1900-05 the average rate of general tax was 11 ; for the 5 years 1905-10 it was 9 ; for the 5 years 1910-15 it was 10⅓ and for 1915-16 it was 9⅔.
1909–10 ..	4,24,39	8,48·78	4,25,20	9⅓	39,88	39,69	7,80	31,89	
1910–11 ..	4,47,36	8,94·72	4,47,99	10⅓	46,94	45,77	8,35	37,42	
1911–12 ..	4,61,17	9,22·34	4,61,65	10⅔	48,43	49,76	8,65	41,11	
1912–13 ..	4,74,74	9,49·48	4,75,16	10⅔	49,80	49,52	9,25	40,27	When 2 per cent. was fixed for the municipal contribution to Trust it was thought that Municipality would be giving up 16 to 20 per cent. of its general tax receipts every year. The full 2 per cent. was just over 20 per cent. of the actual receipts in 1900-16. But the Municipality gave up to the Trust only 12·9 per cent. of actual receipts.
1913–14 ..	4,99,03	9,98·06	4,99,36	10	49,23	48,85	9,32	39,53	
1914–15 ..	5,14,66	10,29·33	5,14,60	9⅞	50,24	50,41	9,77	40,64	
1915–16 ..	5,45,17	10,90·35	5,46,35	9⅝	52,95	54,38	10,17	44,21	
Total ..	62,09,52	1,24,19·06	62,20,38	..	6,06,48	6,07,16	96,93	5,10,23	Under the Act as now amended the Trust has retained profits of 1911–12, 1912–13, 1913–14, 1914–15 and 1915–16, *viz.*, Rs. 2·9 lakhs, 4·9 lakhs, 7·4 lakhs, 7·5 lakhs and 7·9 lakhs respectively.
	Adjustment for refund under section 79 for 1908-09.					16,76			
	,, ,, ,,				1909-10.	53			
	,, ,, ,,				1910-11.	1,60	— 18,89	+ 18,89	
						..	78,04	5,29,12	—An average of 33,07 per annum as Municipality's share against Trust's share averaging 4,87 per annum.

Note—The figures in col. 2 show the amount payable to the Trust before section 72 of the Act was amended in January 1913. Under the amendment the Trust receives $\frac{2y}{x}$, where x represents the rate of the general tax for the previous year and y the receipts from the general tax realized by the Municipality in that year including advances and arrears for 1912-13 and subsequent years.

BOMBAY, 31*st August* 1916.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

Appendix C.

Analysis of Trust's loan transactions to end of 1915-16.

(*Vide report para.* 15.)

Loan of	Date of issue.	Description of loans (all for 60 years at 4 per cent.)	Average rate of issue.	Face value of debentures.	Premium + or discount—	Nett receipts.	Half yearly interest payable.	Sinking fund.					
								Basis.	Amounts payable ½ yearly.	Total amount paid to date.	Interest accrued to date.	Total sinking fund including interest.	Nominal value of investment up to date in 4 per cent. stock.
1	2	3	4	5	6	7	8	9	10	11	12	13	14
			Rs. a. p.	Rs.	Rs.	Rs.	Rs.		Rs.	Rs.	Rs.	Rs.	Rs.
1899	1st November 1899..	Improvement Trust coupon debentures	96 0 0	50,00,000	— 2,00,000	48,00,000	1,00,000	4%	10,564	3,32,864	1,32,521	4,65,385	4,71,500
1901	6th September 1901.	Improvement Trust debentures.	95 4 0	30,00,000	— 1,42,394	28,57,606	60,000	,,	6,280	1,75,840	57,635	2,33,475	2,36,000
1902	15th July 1902 ..	Do. ..	98 2 0·6	30,00,000	— 56,150	29,43,850	60,000	,,	6,280	1,63,280	48,021	2,11,301	2,13,000
1903	20th August 1903 ..	Do. ..	100 4 0	60,00,000	+ 14,992	60,14,992	1,20,000	,,	12,560	3,01,440	79,620	3,81,060	3,82,500
1904	7th September 1904.	Do. ..	102 5 9·438	50,00,000	+ 1,18,083	51,18,083	1,00,000	,,	10,493	2,29,581	54,226	2,83,807	2,85,000
1905	12th ,, 1905.	Do. ..	103 10 2·75	30,00,000	+ 1,09,179	31,09,179	60,000	,,	6,280	1,25,600	26,770	1,52,370	1,53,500
1906	2nd October 1906 ..	Do. ..	100 15 9	20,00,000	+ 19,688	20,19,688	40,000	3%	6,148	1,10,554	20,835	1,31,389	1,33,000
1907	24th September 1907.	Do. ..	98 4 1·671	15,00,000	— 26,119	14,73,881	30,000	,,	4,610	73,754	12,091	85,845	86,500
1908	8th ,, 1908..	Do. ..	96 4 6·914	30,00,000	— 1,11,420	28,88,580	60,000	,,	9,219	1,29,071	17,941	1,47,012	1,48,500
1909	1st July 1909 ..	Improvement Trust coupon debentures.	£95 15 0	£5,66,600 or Rs.84,99,000	—£ 24,080½ or —Rs. 3,61,208	£ 5,42,519½ or Rs.81,37,792	£11,332 or Rs. 1,69,980	,,	25,654	3,33,505	42,183	3,75,688	3,78,500
1910	1st ,, 1910* ..	Do. ..	£99 0 0	£ 3,33,000 or Rs. 49,95,000	— £ 3,330 or — Rs. 49,950	£ 3,29,670 or Rs.49,45,050	£6,660 or Rs. 99,900	,,	15,078	1,65,853	17,062	1,82,915	1,84,000
1912	28th August 1912..	Improvement Trust debentures.	101 12 8	,, 25,00,000	+ ,, 44,789	,, 25,44,789	,, 50,000	,,	7,683	46,096	2,352	48,448	50,000
1913	26th August 1913..	Do. ..	100 15 7·26	,, 18,00,000	+ ,, 17,556	,, 18,17,556	,, 36,000	,,	5,532	22,126	685	22,811	23,500
1914	4th ,, 1914..	Do. ..	97 0 8·1	,, 50,00,000	— ,, 1,49,190	,, 48,50,810	,, 1,00,000	,,	15,365	30,731	320	31,051	32,500
1915	3rd January 1916..	Do. ..	98 13 7·2(a)	,, 25,00,000	— ,, 28,764(a)	,, 24,71,236	50,000 (a)	,,	7,683	....	....	..	..
			98 9 5·2	567,94,000	— ,, 8,00,908	5,59,93,092	11,35,880	..	1,49,429	22,40,295	5,12,262	27,52,557	27,78,000

(a) The loan was issued on special terms the result of which is the same as if the Board had issued a 4% 60 year loan at Rs. 98·85 %.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 31*st August* 1916.

Appendix D-I.

Trust's estates on Government land (Schedule C and Schedule E) as at close of 1915-16.

Serial No.	Name of plot.	Area in thousands of sq. yds.	Schedule value in thousands of rupees.	Developed land. Leased plots. No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	Unleased plots. No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Undeveloped land. Area in thousands of sq. yds.	Schedule value in thousands of rupees.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Schedule C lands.															
1	Flats	1,412·2	208	..	..	..	..	..	..	..	..	..	..	1,412	208	1814·5 square yards acquired for B. B. & C. I. Railway. An area of 3,83,912 square yards on the Flats is being developed into a public park. An area of 7,07,075 square yards is leased to the W. I. T. Club at an annual rent of Rs. 7,500.
2	Kennedy Sea Face ..	4	..	1	4·0	0·2	0·01	..	..	..	..	..	..	..	..	Swimming Bath.
3	Cooperage	59	586	..	..	..	..	..	..	..	..	59	..	..	..	Appropriated as permanent open space under section 60 (4).
4	Marine Lines ..	88	1,206	..	..	..	..	..	..	..	..	88	..	..	..	Do. do.
		34·2		20	32·6	630	25·1	..	..	..	..	..	..	..	..	
5	Wellington Lines ..	44	271	16	32·0	856	30·7	..	..	..	..	12*	..	..	..	1,600 square yards road handed over to Municipality.
6	Wodehouse Road ..	41	370	18	40·0	823	33·4	..	..	..	..	..	1	..	..	*Central garden.
7	Hornby Road	57·1	1,272	38	45·1	1,784	68·5	..	..	..	..	..	..	..	..	12,000 square yards road handed over to Municipality.
8	Plot south of Crawford Market (Hornby Road)	7·5	166	1	7·5	322	12·9	..	..	..	..	..	..	..	..	
9	Plot north of Municipal offices (Hornby Road)	7·0	198	1	7·0	222	8·2	..	..	..	..	..	..	..	..	
	Total Carried over..	1,754·0	4,277	95	168·2	4,637	178·8	..	..	..	..	159	1	1,412	208	

Appendix D-I.—*contd.*

Trust's estates on Government land (Schedule C and Schedule E) as at close of 1915-16.

Serial No.	Name of plot.	Area in thousands of sq. yds.	Schedule value in thousands of rupees.	Developed land. Leased plots. No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	Unleased plots. No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Undeveloped land. Area in thousands of sq. yds.	Schedule value in thousands of rupees.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Brought forward ..	1754·0	4,277	95	168·2	4,637	178·8	..	..	..	..	159	1	1,412	208	
10	West Chaupati Estate (including the hill slope).	53·0	580	..	..	..	..	..	..	..	..	53	..	..	..	*On actual measurements Chaupati Estate is found to be 5,453 square yards less than shown in schedule C.
		76.7		17	25·6	757	30·3	17	33·9	339	15·2	..	..	..	..	17,203 square yards road handed over to Municipality.
	Old Distillery Plot ..	7·0	71	1	1·2	12	0·5	4	4·8	107	4·8	..	1	..	..	
11	Parel Estate	140·2	421	..	..	..	..	..	..	..		..		140	420	1,40,255 square yards resumed by Government for Rs. 7,01,275 in 1913-14.
	Total..	2,030·9	5,349	113	195	5,406	209·6	21	38·7	446	20	212	2	1,552	628	
	Site of Admiral's bungalow (Marine Lines).	8·3	103	1	8·3	258	10·3	..	..	..	..	..	..	..	..	
	East Chaupati Estate..	4·7	33	3	1·4	68	2·7	2	3·3	40	1·8	..	..	..	..	
	Total..	13·0	136	4	9·7	326	13·0	2	3·3	40	1·8	..	..	..	..	
	Schedule E lands. Colaba Reclamation ..	68·0	..	31	48·0	2,203	99·1	4	6·0	151	6·8	14*	..	..	..	*Revetment. Road (26,406 square yards) handed over to Municipality not shown here.
	Grand Total..	2,112	5,485	148	253	7,935	322	27	48·0	637	28·6	226	2	1,552	628	

J. P. ORR, *Chairman,*

Bombay 31*st August* 1916.

City of Bombay Improvement Trust.

Appendix D-2.

Trust's estates on Municipal land (Schedule D) as at close of 1915-16.

Serial Number.	Name of estate.	Area in thousands of sq. yds.	Schedule value in thousands of rupees.	Developed land.											Undeveloped land.		Remarks.
				Leased plots.				Unleased plots.									
				No.	Area in thousands of sq. yards.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Area in thousands of sq. yards.	Schedule value in thousands of rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1	Connaught Road Estate..	29·7	170	16	12·2	102	4·1	..	..	..	..	..	..	1·5	16*	79	*Being the area of 13 plots occupied by the Municipality for Maratha Hospital. 2,700 square yards road handed over to Municipality.
2	West and Central Agripada Estate (including Schemes 9 & 13).	360·1	1,124 C	106 6	118·4 29·3	1,011 220	40·4 8·8	53	78·8	518	23·3	29·7	28·39	9·9	..	..	57,527 square yards road handed over to Municipality. 2,688 square yards reserved for road. 3,193·5 ,, sold. 2,216 ,, resumed.
3	Matunga Lands	291·0	347	1	1·6	..	*..	..	..	..	..	..	..	..	289	346	*As the land is leased in exchange the rent is rupee one only. Portion of 3 plots measuring 576 sq. yds. are deducted from the originally reported area, the schedule value of the same is Rs. 490.
	Total ..	681	1641 C	123 6	132 29·3	1,113 220	44·5 8·8	53	78·8	518	23·3	29·7	28·4	11·4	305	425	

C = Trust's chawls, together with Trusts store yard covering 2,500 square yards valued at Rs. 19,500 equivalent to an annual rent of Rs. 781.

Bombay, 31st August 1916.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Trust's permanent estates on their

Serial No. of scheme.	Name of scheme.	Land acquired up to 31st March 1916 as per Appendix F.		Developed land.							
				Leased plots.				Unleased plots.			
		Area in thousands of sq. yds.	Awards in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.
1	2	3	4	5	6	7	8	9	10	11	12
1	First Nagpada ..	72·8	1,537	58	42·2	857	34·3	1	0·7	10	0·5
				C 2	4·3	30	1·2				
2	Princess Street ..	120·1	6,747	100	51·0	8,661	246·4	13	9·6	1,198	53·9
				C 2	9·7	162	6·5				
3	Sandhurst Road ..	248·5	8,245	138	91·1	5,548	213·9	49	34·9	893	40·2
				C 2	14·4	218	8·7				
4	Gamdevi	181·7	1,216	80	71·1	1,534	61·4	35	30·3	594	26·7
5	Dadar-Matunga ..	1369·7	2,184	3	65·4	523	19·9	40	36·8	203	9·1
6	Sion-Matunga ..	1616·3	1,846	..	..	..	..	14	14·5	80	3·6
				C 1	0.9	5	0·2				
8	Mandvi-Koliwada ..	29·4	1,980	25	11·3	1,197	47·9	8	4·4	407	18·3
				C 1	4·0	345	13·8				
27	Mathew Road ..	49·9	1,130	20	33·1	1,114	44·6	1	1·4	78	3·5
29	Nowroji Hill ..	171·7	6,370	..	..	..	..	..	..	..	..
				C 1	5·7	114	4·6				
					..	..	..	..	..	..	..
30	Souter Street extension westward	16·9	70	..							
31	Parel	485·6	4,016	5	10·2	285	11·4	30	15·5	316	14·2
				C 1	8·0	50	2·0				
32	East Agripada ..	193·3 / 55·4	2,125	12	75·5	1,155	46·2	34	18·4	239	10·8
33	Bhatwadi	8·5	279	6	4·4	88	3·5	1	0·8	10	0·4
36	Chunam Kiln Road	7·5	222	1	0·3	15	0·6	..	..	..	..
37	Sydenham Road ..	56 0	8,219	..	..	..	..	..	..	..	..
41	Undria Street ..	6·2	460	2	0·4	7	0·3	7	1·7	67	3·0
	Police Accommodation Schemes.										
14	Nagpada	‡	‡	1	4·0	72	3·2	..	..	..	..
16	Wodehouse Road ..	6·6	76	1	6·6	77	3·4	..	..	..	..
17	Duncan Road ..	0·3	39	1	0·3	38	1·7	..	..	..	..
18	Shepherd Road ..	1·2	16	1	1·2	16	0·7	..	..	..	..
19	Agripada	4·8	45	2	4·8	48	2·1	..	..	..	..
23	Connaught Road ..	1·7	13	2	1·7	14	0·6	..	..	..	..
24	Princess Street ..	§	§	2	1 5	154	6·8	..	..	..	..
25	Gamdevi	‖	‖	2	1·8	45	2·0	..	..	..	..
34	Lamington Road ..	6·1	¶	1	6.1	¶	¶	..	..	..	..
45	Paltan Road ..	5·7	¶	1	5·7	¶	¶	..	..	..	..
	Poorer classes Accommodation Scheme.										
42	Spring Mills ..	20·0	76	1	20·0	76	3·4	..	..	..	..
	Total ..	4,736	46,911	465	510	21,524	854	233	169	4,095	184
				C 10	47	924	37				

C=Board's

Bombay, 31st August 1916.

D-3.

own land as at close of 1915-16.

Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Undeveloped land: Area acquired in thousands of sq. yds.	Undeveloped land: Proportionate cost of acquisition in thousands of rupees.	Total of columns 6,10,13, 14,15&16	Explanation of difference between columns 3 & 18. (Areas and values shown in thousands.) A—Road handed over to Municipality. B—P.A. site transferred to Government. C—Land sold or exchanged.			
13	14	15	16	17	18	A	B	C	19
2·8	..	4·24	..	..	54·2	14·6	4·0	..	
..	1·89	4·70	..	..	76·9	43·0	1·5	..	2·0 Being sold to Municipality. 3·0 Acquired under section 41.
2·3	26·40	3·60	11	365	183·7	62·6	..	3·0	0·6 Transferred from Scheme 33.
13·2	22·26	6·84	..	..	143·7	33·3	1·8	6·8	3·5 Acquired by private agreements.
7·5	11·51	..	1143	1817	1264·2	..	..	105·7	
..	2·14	..	1588	1810	1605·6	..	..	10·6	
..	4·60	1·23	..	..	25·5	9·1	..	1·1	5·8 Acquired under section 41. 0·6 Explained in Engineer's Letter No. 3456 dated 15-5-12.
	3·84								
..		0·66	..	..	39·0	13·8	..	2·5	5·28 Acquired under section 41.
..	20·71	3·48	142*	5,260	171·9	..	..	..	* Of this area 44·67 sq. yds. are let or are available for letting for godowns and grain drying grounds on short leases.
..	..	..	..	..	..	..	..	12·8	4·1 Reserved for roads.
..	44·80	..	337	2,785	415·5	..	..	70·3	
..	14·03	4·00	137	1,504	248·9	..	..	..	
..	1·02	0·30	..	..	6·5	1·4	..	..	0·6 Transferred to Scheme 3.
..	2·72	..	..	..	3·0	8·2	..	..	3·4 Acquired under section 41.
..	..	..	56	8,219	56·0	..	..	..	
..	..	0·85	3 †	239	6·0	..	..	..	† This area is occupied in part by seven houses which have been remodelled by the Trust.
..	..	..	..	..	4·0	..	..	..	‡ Included in Scheme 1.
..	..	..	..	..	6·6	..	..	..	
..	..	..	..	..	0·3	..	..	..	
..	..	..	..	..	1·2	..	..	..	
..	..	..	..	..	4·8	..	..	..	
..	..	..	..	..	1·7	..	..	..	
..	..	..	..	..	1·5	..	..	..	§ Included in Scheme 2.
..	..	..	..	..	1·8	..	..	..	‖ Do. do. 4.
..	..	..	..	..	6·1	..	..	..	¶ Nominal.
..	..	..	..	..	5·7	..	..	..	¶ Nominal.
..	..	..	..	..	20·0	..	..	..	
25·8	156	30	3,417	21,999	4,354	186	7·3	213	

chawl site.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-4.

Summary.

Name.	Land.		Developed Land.												Undeveloped Land.	
			Leased plots.				Unleased plots.									
	Area in thousands of sq.-yds.	Cost of acquisition in thousands of rupees.	Number.	Area in thousands of sq.-yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	Number.	Area in thousands of sq.-yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq.-yds.	Roads in thousands of sq.-yds.	Service passages in thousands of sq.-yds.	Total area of developed land in thousands of sq. yds. (columns 5, 9, 12, 13 and 14.)	Area in thousands of sq.-yds.	Cost of acquisition in thousands of rupees.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1. Trust's estates on Government land (Schedules C and E.)	2112	5485	148	253	7935	322	27	48	637	28·6	226·0	2·0	..	529	1552	628
2. Trust's estates on Municipal land (Schedule D.)	681	1641	123 C 6	132 29·3	1113 220	45 8·8	53	79	518	23·3	29·7	28·4	11·4	310	305	425
3. Trust's estates on their own land.	4736	46911	465 C 10	510 47	21524 924	854 37	233	169	4095	184	25·8	156	30·0	937	3417	21999
Total ..	7529	54037	736 C 16	895 76·3	30572 1144	1221 45·8	313	296	5250	236	282·	186	41·4	1776	5274	23052

Bombay, 31*st August* 1916.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-5.

Note on Government lands vested in the Trust.

(Vide report para 9.)

1. The Government lands originally vested in the Trust were of two classes, *viz.*—
   (*i*) land which the Trust were free to develop into building estates forthwith; and
   (*ii*) land which the Trust could develop into building estates either not at all (*e.g.* the Flats), or only with the previous sanction of Government.

2. Lands of the former class were valued in Schedule C, and the aggregate value formed the Board's capital debt to Government, while on the other lands no value was set in the Schedule, and so for the time being the Trust incurred no debt in respect of them.

3. It was, however, provided that when any of these latter lands were actually appropriated for building purposes, their value should be added to the capital debt on which 3 per cent. interest was payable by the Trust under section 68, while the value of any that might be definitely appropriated as permanent open spaces should, on such appropriation, be added to the capital debt, but should be exempted from interest. The value of these open spaces was to be gradually paid to Government out of the Trust's profits under section 79 (3) (*b*) (*ii*).

4. There were, therefore, three classes of Government lands vested in the Trust under Schedule C, *viz.*—

Class A.—Those in respect of which the Trust had a capital debt subject to interest.

Class B.—Those in respect of which the Trust had a capital debt exempt from interest.

Class C.—Those in respect of which the Trust had no capital debt.

5. The gradual changes in these classes from year to year are traced out in the statement at pages 32-37 of the report for the year 1908-09, which had, however, to be amended from 1907-08 onwards, owing to deductions from capital debt made in 1909-10 and 1910-11, in respect of roads on the Hornby Road, Marine Lines, Wodehouse Road and Chaupati Estates, taking effect as from 1st April 1908. The effect of these amendments was shown in the statements appended to the report for 1910-11, which also gave figures for that year. Subsequent changes during the 4 years ending 31st March 1915 were shown in the statements appended to the reports for those years. The only change in 1915-16 was the acquisition by Government for the Municipality of the plot south of Old Town Barracks for a Fire Brigade station.

Important changes have however been effected by Bombay Act I of 1913 in respect of scheduled lands. The Trust's debt and consequently the 3 per cent. interest thereon have been abolished; plots (e) to (m) of the Flats (194,262 square yards valued at Rs. 2,07,805) have been made the absolute property of the Board, so that they are no longer debarred from developing them as building estates; and the remainder of the Flats has been definitely appropriated for open recreation grounds.

6. The nett result of all these changes since 1898 is that—

(1) the area which the Trust has always been (nominally)* free to develop into building estates (Class A) has been reduced from 7·9 lakhs square yards, valued in Schedule C at Rs. 72·6 lakhs, to 3·8 lakhs square yards, valued in Schedule C at Rs. 33·8 lakhs;

(2) out of the remainder (22·6 lakhs square yards) of the original Schedule C Estate, the Board now hold 1·9 lakhs square yards, valued at Rs. 2·1 lakhs as a building estate on the Flats, 13·7 lakhs square yards as areas permanently appropriated as open spaces for recreation on the Cooperage Plot, Marine Lines Maidan and the Flats, and 0·5 lakhs square yards as open space on the hill side above Chaupati.

* But see note in col. 17 of Appendix D (1) as to practical restrictions on development.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

BOMBAY, 31*st August* 1916.

Statement A.

Showing the balance on hand of Schedule C, areas and values as on 31st March 1916.

(*Vide report para* 9.)

Item No.	Name of Estate.	As in Schedule C.		As on 31st March 1916.		Remarks.
		Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7
		Sq. yds.	Rs.	Sq. yds.	Rs.	
1	Flats (as per deposited plan)	17,01,251	..	14,12,038	..	Under Bombay Act. I of 1913 plots (c) to (m) (area=194,262 square yards, valued at Rs. 2,07,805), have become Trust's absolute property and the remainder has been permanently appropriated as open spaces.
2	Kennedy Sea Face—					
	Building land	..	..	4,444	250	
	Land not appropriated for building	4,19,033	..	..	..	Resumed under Government Resolution, General Department, No. 4157 of 8th July 1911. Handed over on 30th September 1911.
3	Cooperage	66,178	..	58,558	5,85,580	Appropriated as permanent open space on 28th November 1899, *vide* Government Resolution, General Department, No. 5442 of 28th November 1899.
4	The Secretariat Plot	17,700	..	..	..	Resumed by Government on 5th October 1910.
5	Marine Lines—					
	Open space	1,22,163	12,21,630	87,751	8,77,510	Appropriated as permanent open space on 8th October 1901, *vide* Government Resolution, General Department No. 5762, dated 8th October 1901.
	Building estate	..	..	31,270	3,12,700	
6	Wellington Lines	42,394	4,23,940	34,332	2,71,019	Out of 1,930 square yards from Cooperage transferred to this estate under Government Resolution, General Department, No. 4397 of 5th October 1899, only an area of 307 square yards (value=Rs. 3,070) now forms part of this estate ; the remainder (1,623 square yards) forms part of the area resumed for the Admiral's House.
7	Wodehouse Road	55,625	5,56,250	39,292	3,48,748	*Vide* T. R. No. 168 of 1913 to exclude portion of this estate leased by the Secretary of State to Wesleyan Church by deed of 4th March 1895.
8	Cotton Green	13,105	1,31,050	..	..	Resumed on 3rd February 1904.
9	Saluting Battery Plot	5,600	2,80,000	..	..	Resumed on 19th May 1903.
	Carried over ..	24,43,049	26,12,870	16,67,685	23,95,807	

Statement A.—*contd.*

Showing the balance on hand of Schedule C, areas and values as on 31st March 1916.

Item No.	Name of Estate.	As in Schedule C.		As on 31st March 1916.		Remarks.
		Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7
		Sq. yds.	Rs.	Sq. yds.	Rs.	
	Brought forward ...	24,43,049	26,12,870	16,67,685	23,95,807	
10	Crescent Site	31,957	7,98,925	...	...	Resumed on 23rd September 1905.
11	Plot south of Old Town Barracks	2,166	64,980	...	...	" " " 1916. On actual measurement the area proved to be 1912 square yards only.
12	Hornby Road	71,051	14,21,020	44,986	8,77,679	
13	Plot south of Crawford Market	9,569	1,91,380	7,627	1,52,540	
14	Dispensary Plot	1,642	33,840	...	...	Acquired by Government for Railway Company on 8th April 1910.
15	Plot north of Municipal Offices	6,600	1,98,000	6,600	1,98,000	
16	Chaupati Estate—					
	Building land	89,623	8,96,230	65,599	6,55,986	Area and schedule value reduced on account of deficiency of about 5,453 square yards in actual area below schedule area, as ascertained on field survey made in 1909-10.
	Hill slope	52,675	...	52,586	...	
17	Police Lines Plot at Dadar	5,234	52,340	...	...	Resumed by parts—lastly on 1st December 1903.
18	Parel Estate	3,30,469	9,91,407	1,24,893	3,67,018	(1) 1,40,255 square yards resumed by Government for Bombay Bacteriological Laboratory under Government Resolution, General Department. No. 819, dated 30th January 1914; (2) 50,000 square yards resumed for King Edward Memorial Hospital under Government Resolution, General Department, No. 3254 of 30th May 1911; handed over on 15th December 1911; (3) 15,321 square yards resumed for Veterinary College playground, being no longer required by Government restored to Trust on same terms and conditions as before.
	Carried over Total ...	30,44,035	72,60,992	19,69,976	46,47,030	

Statement A.—*concld.*

Showing the balance on hand of Schedule C, areas and values as on 31st March 1916.

Item No.	Name of Estate.	As in Schedule C.		As on 31st March 1916.		Remarks.
		Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7
		Sq. yds.	Rs.	Sq. yds.	Rs.	
	Brought forward Total ...	30,44,035	72,60,992	19,69,976	46,47,030	
	Add—Areas held from Government on terms similar to those of Schedule C	(As originally made over.)				
1	Admiralty site, Marine Lines	8,258	1,03,225	8,258	1,03,225	
2	Land out of Mayo Road added to Wellington Lines Estate...	106	1,065	106	1,065	
3	Land at Charni Road Level-crossing (East Chaupati Estate).	7,449	...	5,171	38,670	Out of this 543 square yards have been appropriated as follows:— 411 square yards to the emplacement of the western approach of Sandhurst Bridge. 132 square yards to the 10 foot passage on the west of plot No. 3.
4	Veterinary College playground plot at Parel	15,321	53,624	15,321	53,624	The Veterinary College playground was resumed by Government on 8th June 1911 and handed back to the Trust on 2nd February 1912. Its area and value are already included against item 18 in columns 3 and 4: hence the discrepancy between the grand total figures and those arrived at arithmetically.
	Total ...	31,134	1,57,914	28,856	1,96,584	
	Grand Total ...	30,75,169	74,18,906	19,98,832	48,43,614	

Bombay, 31*st August* 1916.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Statement B.

Showing the balance on hand of Schedule D, areas and values as on 31st March 1916.

(Vide report para 9.)

Item No.	Name of Estate.	As in Schedule D.		As on 31st March 1916.		Remarks.
		Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7
1	Connaught Road Estate	Sq. yds. 36,827	Rs. 1,93,074	Sq. yds. 29,493*	Rs. 1,48,984*	*Includes the area (15,752 sq. yds.) and value (Rs. 78,760) of the Maratha Hospital site, which is still in the occupation of the Municipality and 1,519 square yards (valued at Rs. 8,483) appropriated to service passages.
2	Agripada Estate	4,12,815	12,98,137	4,03,342	12,14,850	Includes 89,064 square yards (valued at Rs. 2,69,755) appropriated to roads and service passages and 29,734 square yards (valued at Rs. 89,202) appropriated as open space.
3	Lands at Matunga	2,98,376	3,49,348	2,91,267	3,47,405	
	Total ..	7,48,018	18,40,559	7,24,102	17,11,239	Subject to deduction under the footnote to Schedule D on account of areas occupied by roads.

Bombay, 31*st August* 1916.

J. P. ORR, *Chairman,*

City of Bombay Improvement Trust.

Appendix E.

Progress in Trust Schemes.

Scheme.		Area included in scheme in lakhs of sq. yds.	Work done in 1915-16.	Work to be done after 1915-16.	Borrowed capital including cost of management and establishment, 000 Omitted.		Remarks.
No.	Name.				Spent to end of 1915-16.	To be spent after 1915-16.	
1	2	3	4	5	6	7	8
					Rs.	Rs.	
1	First Nagpada	0·7	*Nil.* ..	*Nil.* ..	27,14	..	Completed in 1913-14.
2	Princess Street	1·2	Metalling and tarring service passages behind plots 117 to 119 and 59 to 66.	Metalling and tarring service passages; tarring Kitchen Garden Lane and constructing footpaths of the same lane.	78,96	80	
3	Sandhurst Road West ..		Pavement of footpaths in front of plots Nos. 15-16, 24, 60 79 and 81; tarring of service passages between plots 54-55. Completion of 40′ road off Charni Road with tarring.	Pavement of footpaths in front of remaining plots to be done; remaining service passages to be tarred and garden to be laid out in the rear of plots in Charni Road and 20′ Garden Lane.			
	Do. East ..	2·6	Pavement of footpaths in front of plots 7, 46, 49, 51, and set-backs completed. One service passage was paved.	Pavement of 13′-4″ wide footpaths about. 2200 R. ft. in front of remaining plots to be done. Remaining service passages, to be paved. (service passages 20′-132′ 15′-110′).	1,01,95	4,16	
	Sandhurst Road (between Dongri Street and Elphinstone Bridge).		8″ cement concrete foundations for the whole road and 3″ layer of tar mucadam for the whole length completed.	To repair the service of the road before handing it over to the Municipality. Pavement of footpaths in front of buildings.			
4	Gamdevi	1·8	Tarring of service passages in the rear of plots 48-51 and pavement of footpath in front of plot No. 108. Portions of Alexandra and Laburnam Roads tarred for handing over to the Municipality.	Pavement of footpaths in front of remaining buildings and the remaining service passages.	19,66	41	
				Carried over ..	2,27,71	5,37	

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme.		Area included in scheme in lakhs of sq. yds.	Work done in 1915-16.	Work to be done after 1915-16.	Borrowed capital including cost of management and establishment. OOO Omitted.		Remarks.
No.	Name.				Spent to end of 1915-16.	To be spent after 1915-16.	
1	2	3	4	5	6	7	8
				Brought forward ..	Rs. 2,27,71	Rs. 5,37	
5	Dadar-Matunga	17·19	Light Railway was in use and filling in by departmental and contractor's agency continued. Portion of Eastern Avenue, roads and drains round the Tramway Co's plot, large size storm water drain between Vincent Road and G. I. P. Railway, King's Circle Gardens, model workmen's cottages and tree plantations. 6 Additional buildings were acquired and 3 demolished.	Part of the filling and most of the work of road making and tree plantation, chawls and workmen's cottages. Area to be acquired 88,173 square yards.	24,76	32,25	
6	Sion-Matunga	19·8	Levelling and filling in for roads and building plots. 4 Additional buildings acquired and 8 demolished.	Most of the filling in and work of road making and tree plantation. Area to be acquired 1,80,104.	22,08	55,91	
7	Colaba Reclamation.. ..	0·8	*Nil.* ..	*Nil.* ..	4,69	2	Completed in 1910-11.
8	Mandvi-Koliwada	0·4	Constructing footpaths in front of plots 1 and 7.	Constructing footpaths and carriage entrances metalling and tarring service passages.	24,59	1,80	
9	Sankli Street..	..	*Nil.* ..	*Nil.* ..	Included in Schedule D.		Completed in 1905-06.
10	Street Scheme on plot south of Crawford Market.	0·01	*Nil.* ..	*Nil.* ..	Included in Schedule C.		Completed in 1905-06.
				Carried over ..	3,03,83	95,35	

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme.		Area included in scheme in lakhs of sq. yds.	Work done in 1915-16.	Work to be done after 1915-16.	Borrowed capital including cost of management and establishment. 000 Omitted.		Remarks.
No.	Name.				Spent to end of 1915-16.	To be spent after 1915-16.	
1	2	3	4	5	6	7	8
				Brought forward ..	Rs. 3,03,83	Rs. 95,35	
11	Street Scheme, Agripada	..	Pavement of footpaths in front of plots 47-56.	Pavement of footpaths in front of remaining buildings and service passages.	Included in Schedule D.		
12	Do. Connaught Road.	0·4	*Nil.* ..	*Nil.* ..			Completed in 1906-07.
13	Souter Street extension eastwards.	0·1	*Nil.* ..	Pavement of footpaths in front of plots.	66	8	
14	Police Accommodation, Nagpada.	0·04	*Nil.* ..	*Nil.* ..	1,56	..	„ „ 1905-06.
16	Do. Wodehouse Rd.	0·06	*Nil.* ..	*Nil.* ..	3,23	..	„ „ 1905-06.
17	Do. Duncan Road.	..	*Nil.* ..	*Nil.* ..	59	..	„ „ 1908-09.
18	Do. Shepherd Rd.	0·01	*Nil.* ..	*Nil.* ..	36	..	„ „ 1905-06.
19	Do. Agripada. ..	0·05	*Nil.* ..	*Nil.* ..	1,79	..	„ „ 1909-10. 1910-11.
20	Street Scheme, Wellington Lines.	..	*Nil.* ..	*Nil.* ..	Included in Schedule C.		„ „ 1902-03.
21	Do. Wodehouse Road.	..	*Nil.* ..	*Nil.* ..			„ „ 1905-06.
				Carried over ..	3,12,02	95,43	

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme: No.	Scheme: Name.	Area included in scheme in lakhs of sq. yds.	Work done in 1915-16.	Work to be done after 1915-16.	Borrowed capital including cost of management and establishment. 000 Omitted. Spent to end of 1915-16.	Borrowed capital including cost of management and establishment. 000 Omitted. To be spent after 1915-16.	Remarks.
1	2	3	4	5	6	7	8
				Brought forward ..	Rs. 3,12,02	Rs. 95,43	
22	Street Scheme, Hornby Road.	..	*Nil.* ..	*Nil.* ..	Included in Sch. C.		Completed in 1911-12.
23	Police Accommodation, Connaught Road.	0·02	*Nil.* ..	*Nil.* ..	79	..	„ „ 1908-09.
24	Do. Princess Street ..	0·01	*Nil.* ..	*Nil.* ..	2,66	..	„ „ 1910-11.
25	Do. Gamdevi	0·02	European officers and Indian Sub-Inspectors' quarters completed in carcase.	Finishing work of European officers' quarters and Indian Sub-Inspectors' quarters and compound wall.	81	41	
27	Mathew Road	0·5	Pavement of footpaths in front of plots 19 and 20 and service passage behind plots 4, 5, & 10.	Pavement of footpaths in front of remaining plots and the remaining length of service passage.	12,74	5	
29	Nowroji Hill	1·7	About 6 lakhs cubic feet of stone quarried filling in by the side of the scarp done. Reinforced Concrete chawls:—1st three blocks from south completed for ground and 2nd upper floors the remaining three completed for ground and one floor without partitions. 1 Additional building acquired and 23 demolished.	About 84 lakhs cubic feet of stone to be quarried. Remaining filling in for about. 6,000 sq. yards to be done. Chawls to be completed. Pavement of footpaths for 60′ Nowroji Hill and cross roads to be done. Remaining cross roads and service passages to be completed. Area to be acquired 97 sq. yards.	71,31	70	
				Carried over ..	4,00,33	96,59	

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme.		Area included in scheme in lakhs of sq. yds.	Work done in 1915-16.	Work to be done after 1915-16.	Borrowed capital including cost of management and establishment. 000 Omitted.		Remarks.
No.	Name.				Spent to end of 1915-16.	To be spent after 1915-16.	
1	2	3	4	5	6	7	8
				Brought forward ..	Rs. 4,00,33	Rs. 96,59	
30	Souter Street extension westward.	0·8	*Nil.*	*Nil.*	1,19	....	
31	Parel Street Scheme ..	9·8	Filling in low lying lands and tanks about 2, 500 R. ft. of half the width of the 150′ Avenue, widening of Suparibaug Road in places, drains in the proposed 40′ roads through Chore gully and through Mr. Chamarbagwalla's premises. 1 Additional building acquired and 7 demolished.	Filling in an area of 60,000 square yards of low lying lands, tanks and hollows work of road making and tree plantation as follows:— 150′ Roads = { 2,500 R. ft. of ½ width / 800 ,, of full ,, 120′ ,, = 5,000 ,, 40′ ,, = 7,500 ,, 20′ ,, = 9,000 ,, 15′ service passages = 25,000 R. ft. Area to be acquired 1,51,090 sq. yds.	44,31	20,59	
32	East Agripada	2·7	Filling in of case 45 completed also filling of cases 78-79 etc., completed. 50′ wide Byculla Station Road completed. Water Street to a length of about 400′ completed. New Souter Street storm water drain completed for nearly the whole length.	The remaining filling in and the remaining lengths of roads and pavement of footpaths to be completed and Reinforced Concrete chawls to be built. 50′ roads 600′ 40′ roads 2,660′ 15′ service passages 6,380′ 8′-4″ footpaths 3,160′ 6′-8″ ,, 13,766′	25,08	6,15	
				Carried over ..	4,70,91	1,23,33	

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme.		Area included in scheme in lakhs of sq. yds.	Work done in 1915-16.	Work to be done after 1915-16.	Borrowed capital including cost of management and establishment. 000 Omitted.		Remarks.
No.	Name.				Spent to end of 1915-16	To be spent after 1915-16.	
1	2	3	4	5	6	7	8
				Brought forward ..	Rs. 4,70,91	Rs. 1,23,33	
			In Agripada North two 40′ roads completed to a total length of 1400′ while storm water drain and pipe sewer completed for the whole length of these two roads as well as the cross road joining the road from east and Haines Road through case No. 46. A semi-permanent camp containing 24 rooms was erected and a weavers' shed for 64 looms completed in Byculla Station Road. 8 Additional buildings acquired and 38 demolished.	Area to be acquired 19,970 sq. yds.			
33	Bhatwadi	0·1	Pavement of foopaths in front of plots 19 & 22 and the 20′ road between plots 2 & 3.	Pavement of footpaths in front of remaining plots.	3,02	..	
34	Police Accommodation, Lamington Road.	0·06	European officers and Indian Sub-Inspectors quarters and chawl for sepoys approaching completion.	Finishing work..	78	2,61	
35	Do. Sandhurst Road West.	0·01	*Nil.*	The whole	..	..	Estimates under preparation.
36	Lamington Road Street Scheme.	0·1	*Nil.*	Pavement of footpaths in front of remaining plots.	2,76	..	
				Carried over ..	4,77,47	1,25,94	

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme.		Area included in scheme in lakhs of sq. yds.	Work done in 1915-16.	Work to be done after 1915-16.	Borrowed capital including cost of management and establishment. 000 Omitted.		Remarks.
No.	Name.				Spent to end of 1915-16.	To be spent after 1915-16.	
1	2	3	4	5	6	7	8
				Brought forward ..	Rs. 4,77,47	Rs. 1,25,94	
37	Sydenham Road	0·93	Temporary 40′ road between Sandhurst Road and Chunam Kiln Street and set backs at Bhajipala Street. 56 Additional buildings acquired and 28 demolished.	100′ road .. .. 3,324 R. ft. Set backs .. .. 1,582 R. ft. 10′ service passage .. 2,000 R. ft. Area to be acquired 25,748 sq. yds.	86,09	52,35	
39	Police Accommodation, Sandhurst Road East.	0·03	*Nil.*	The whole	..	2,60	
40	Do. Byculla Bridge.	0·16	*Nil.*	The whole	..	2,73	
41	Undria Street	0·06	5 more properties remodelled, 9″ pipe sewer drain laid in service passage and service passage tarred. 5 Buildings acquired and 13 demolished.	Three more to be remodelled and set back on Grant Road. Area to be acquired 1,062 Sq. yds.	5,26	14	
42	Poorer Classes Accommodation Scheme for the Spring Mills.	0·20	Construction of 5 of the chawls in progress and clearing site for the other three.	.....	2,68	95	
43	Parel Road (Central) ..	0·97	*Nil.*	The whole .. .. Area to be acquired 97,256 sq. yds.	..	46,78	
44	Police Accommodation, Maharbaudi.	0·03	*Nil.*	The whole .. .. Area to be acquired 2,712 sq. yds.	..	1,09	
				Carried over ..	5,71,50	2,32,58	

Appendix E.—*concld.*

Progress in Trust Schemes.

Scheme.		Area included in scheme in lakhs of sq. yds.	Work done in 1915-16.	Work to be done after 1915-16.	Borrowed capital including cost of management and establishment. 000 Omitted.		Remarks.
No.	Name.				Spent to end of 1915-16.	To be spent after 1915-16.	
1	2	3	4	5	6	7	8
				Brought forward ..	Rs. 5,71,50	Rs. 2,32,58	
45	Police Accommodation, Palton Road.	0·06	(1) Quarters for 4 European officers Roof in progress. (2) Do. 3 Indian Sub-Inspectors and a police station roof in progress. (3) Quarters for Head Constables and sepoys (central block) 3rd floor in progress. (4) Compound wall:—south wall completed, front in progress.	The whole .. .. Remaining.	67	2,82	
46	Do. Parel..	*	*Nil.* ..	The whole	..	..	Work deferred.
47	Parel Road (Northern) ..	1·67	*Nil.* ..	The whole .. .. Area to be acquired 1,66,947 sq. yds.	..	71,58	
48	Police Accommodation, Mahim.	*	*Nil.* ..	The whole	..	..	Work deferred.
49	Nepean Sea Road Reclamation.	0·02	*Nil.* ..	The whole	..	4	
					5,72,17	3,07,02	
				Total ..	8,79,19		

* Area not settled.

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Appendix F.

Statement showing the area acquired upto the beginning of, in and upto the end of 1915-16, and the cost thereof with estimate of cost of acquisition yet to be effected in sanctioned schemes.

Note :—The schemes not included in column 1 either involve no acquisition or have not yet been sanctioned.

SCHEME.		Land acquired upto beginning of 1915-16.			Land acquired in 1915-16.			Total area acquired upto end of 1915-16.			Land yet to be acquired.					REMARKS.
													Estimated cost.			
No.	Name.	No. of cases.	Total area acquired.	Awards.	No. of cases.	Total area acquired.	Awards.	No of cases.	Total area acquired.	Awards.	No. of cases.	Area.	Awards.	General charges @ 10/%.	Total.	
1	1A	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
			Sq. yds.	Rs.		Sqr. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.	Rs.	Rs.	
1	First Nagpada	108	72,802	15,33,903	..	..	2,927*	108	72,802	15,36,830	..	..	..	..	..	* Excess awarded by Tribunal in 1902 which was not accounted for.
2	Princess Street	392	1,18,478	67,27,610	..	† 1,669	19,624	392	1,20,147	67,47,234	..	..	..	..	..	† Was absorbed in roads already.
3	Sandhurst Road	544	2,48,199	82,45,145	1	327	1	545	2,48,526	82,45,146	..	..	..	..	..	
4	Gamdevi	68	1,81,658	12,15,960	..	..	..	68	1,81,658	12,15,960	..	..	..	..	..	
5	Dadar-Matunga	605	13,61,757	21,73,069	3	7,940	10,983	608	13,69,697	21,84,052	15	88,173	3,07,000	30,700	3,37,700	
6	Sion-Matunga	1,199	15,49,845	17,53,272	7	66,452	92,932	1,206	16,16,297	18,46,204	38	1,80,104	4,04,000	40,400	4,44,400	
7	Colaba Reclamation ..	1	9,152	13,000	..	..	..	1	9,152	13,000	..	..	..	..	..	
8	Mandvi Koliwada	208	29,376	19,80,091	..	..	..	208	29,376	19,80,091	..	..	..	..	..	
9	Sankli Street..	1	340	17,000	..	..	..	1	340	17,000	..	..	..	..	..	
10	Road south of Crawford Market.	..	..	..	..	89	2,871	..	89	2,871	..	..	..	..	..	
13	Souter Street extension eastward.	2	7,484	20,786	..	..	..	2	7,484	20,786	..	..	..	..	..	
17	Police Accommodation Duncan Road.	3	329	38,967	..	..	..	3	329	38,967	..	..	..	..	..	
18	Do. Shepherd Road..	1	1,313	15,915	..	..	..	1	1,313	15,915	..	..	..	..	..	
27	Mathew Road	41	48,323	10,89,159	1	1,585	40,626	42	49,908	11,29,785	2	..	..	..	..	
29	Nowroji Hill	396	1,71,561	63,52,385	3	141	17,756	399	1,71,702	63,70,141	1	97	6,500	650	7,150	
30	Souter Street extension westward.	6	16,909	69,542	..	..	..	6	16,909	69,542	..	..	..	..	..	
31	Parel Street Scheme ..	78	4,42,507	39,56,101	3	43,100	60,416	81	4,85,607	40,16,517	25	1,51,090	3,20,000	32,000	3,52,000	
32	East Agripada	192	1,91,287	20,44,882	6	2,008	‡ 79,880	198	1,93,295	21,24,762	16	19,970	2,78,000	27,800	3,05,800	‡ This includes Rs. 28,559 excess awarded by Tribunal in 1914.
33	Bhatwadi	36	8,456	2,78,855	..	..	..	36	8,456	2,78,855	..	..	..	..	..	
36	Chunam Kiln Road ..	10	7,493	2,22,138	..	..	..	10	7,493	2,22,138	..	..	..	..	..	
37	Sydenham Road	198	43,374	63,17,104	56	12,629	19,01,441	254	56,003	82,18,545	80	25,748	43,82,000	4,38,200	48,20,200	
41	Undria Street	36	4,544	3,72,634	9	1,685	87,301	45	6,229	4,59,935	3	1,062	1,20,000	12,000	1,32,000	
42	Spring Mills Chawls ..	..	..	..	1	20,030	76,076	1	20,030	76,076	..	..	..	..	..	
		4,125	45,15,187	4,44,37,518	90	1,57,655	23,92,834	4,215	46,72,842	4,68,30,352	180	4,66,244	58,17,500	5,81,750	63,99,250	

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City of Bombay Improvement Trust.

Appendix

(Area capital value and rental

(Vide report

ESTATE.	Disposed of to end of 1914-15.				Disposed of in 1915-16.			
	No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.
Schedule C.		Sq. yds	Rs.	Rs.		Sq. yds	Rs.	Rs.
Keneddy Sea Face ...	1	4·0	0·2	0·01	...	...	...	...
Hornby Road	40	59·6	2,328	89·7	...	...	...	...
Marine Lines (including Admiral's bungalow) ...	21	40·9	888	35·4	...	...	...	...
Wellington Lines	1	32·0	856	30·7	...	...	...	...
Wodehouse Road ...	1	40·0	823	33·4	...	...	...	...
Chaupati East	3	1·4	68	2·7	...	...	...	...
Chaupati West (including Old Distillery Plot ...	16	23·4	612	24·5	2	3·4	133	5·3
Total ..	115	201·3	5,575	216·4	2	3·4	133	5·3
Schedule D.								
West and Central Agripada (including Schemes 9 and 13	97	131·9	1,069	42·8	16	16 8	171	6·8
Connaught Road	16	12·2	102	4·1	...	...	...	...
Lands at Matunga ...	...	...	...	...	1	1·6	*	*
Total ..	113	144·1	1,171	46·9	17	18·4	171	6·8
Schedule E.								
Colaba Reclamation ...	31	48·0	2,203	99·1	...	...	...	...
Trust's own property.								
First Nagpada	60	46·5	887	35·5	...	...	...	...
Princess Street	102	60·7	8,823	352·9	...	...	...	...
Sandhurst Road*	118	89·0	4,979	191·2	23	17·3	854	34·1
Gamdevi	59	54·6	1,159	46·4	22	17·3	397	15·9
Dadar-Matunga	2	22·5	186	6·4	1	42·9	338	13·5
Sion-Matunga	...	...	...	...	1	0·9	5	0·2
Mandvi Koliwada	26	15·3	1,542	61·7	...	...	...	...
Mathew Road	18	31·3	1,070	42·8	2	1·7	44	1·8
Nowroji Hill	...	...	...	...	1	5·7	114	4·6
Parel	1	8·0	50	2·0	5	10·2	285	11·4
East Agripada	2	12·1	159	6·3	11	70·8	1,101	44·1
Bhatwadi	6	4·4	88	3·5	...	...	...	...
Chunam Kiln Road ...	1	0·3	15	0·6	...	...	...	...
Undria Street	...	...	...	...	2	0·4	7	0·3
Total ..	395	344·7	18,958	749·3	68	167·2	3,145	125·9
Police Accommodation Schemes.								
14. Nagpada	1	4·0	72	3·2	...	...	...	...
16. Wodehouse Road ..	1	6·6	77	3·4	...	..	...	...
17. Duncan Road ...	1	0·3	38	1·7	...	...	...	...
18. Shepherd Road ...	1	1·2	16	0·7	...	...	...	...
19. Agripada	2	4·8	48	2·1	...	...	...	...
23. Connaught Road ...	2	1·7	14	0·6	...	...	...	...
24. Princess Street ...	2	1·5	154	6·8	...	...	...	...
25. Gamdevi	...	...	...	...	2	1·8	45	2·0
34. Lamington Road ...	...	...	...	...	1	6·1	*	*
45. Paltan Road	...	...	...	...	1	5·7	*	*
Total ..	10	20·1	419	18·5	4	13·6	45	2·0
Poorer Classes Accommodation Scheme.								
42. Spring Mills	...	...	...	...	1	20·0	76	3·4
GRAND TOTAL ...	664	758	28,326	1,130	92	222·6	3,570	143

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are shown in thousands).

para. 12.)

Disposed of to end of 1915-16.				Balance available for leasing.				Remarks.
No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.	
	Sq. yds	Rs.	Rs.		Sq. yds	Rs.	Rs.	
1	4·0	0·2	0·01	...	...	...	...	
40	59·6	2,328	89·7	...	...	...	...	
21	40·9	888	35·4	...	...	...	...	
16	32·0	856	30·7	...	...	...	...	
18	40·0	823	33·4	...	...	...	...	
3	1·4	68	2·7	2	3·3	40	1·8	
18	26·8	†769	†30·8	21	38·7	446	20·0	† Rent Rs. 948 and capital value Rs. 23,700 has been added (*re* Plots 26 to 29).
117	204·7	5,732	222·7	23	42·0	486	21·8	
112	147·7	1,231	49·2	53	78·8	518	23·3	One plot (No. 78 West Agapada.) resumed.
16	12·2	102	4·1	...	...	...	...	
1	1·6	...	...	...	...	...	...	* (*Vide* Appendix G. 2).
129	161·5	1,333	53·3	53	78·8	518	23·3	
31	48·0	2,203	99·1	4	6·0	151	6·8	
60	46·5	887	35·5	1	0·7	10	0·5	* Rent (Rs. 1,284) of plot 93 West commuted on 1-5-15 and totals adjusted.
102	60·7	8,823	352·9	13	9·6	1,198	53·9	
140	105·5	5,766	222·6	49	34·9	893	40·2	One plot (No. 66 West) resumed.
80	71·1	1,534	61·4	35	30·3	594	26·7	,, (No. 58) ,,
3	65·4	523	19·9	40	36·8	203	9·1	
1	0·9	5	0·2	14	14·5	80	3·6	
26	15·3	1,542	61·7	8	4·4	407	18·3	
20	33·1	1,114	44·6	1	1·4	78	3·5	
1	5·7	114	4·6	...	...	...	...	
6	18·2	335	13·4	30	15·5	316	14·2	
12	75·5	1,155	46·2	34	18·4	239	10·8	One plot (No. 6 South) resumed.
6	4·4	88	3·5	1	0·8	10	0·4	
1	0·3	15	0·6	...	...	...	...	
2	0·4	7	0·3	7	1·7	67	3·0	
460	503	21,908	867·4	233	169	4,095	184·2	
1	4·0	72	3·2	...	...	...	...	
1	6·6	77	3·4	...	...	...	...	
1	0·3	38	1·7	...	...	...	...	
1	1·2	16	0·7	...	...	...	...	
2	4·8	48	2·1	...	...	...	...	
2	1·7	14	0·6	...	...	...	...	
2	1·5	154	6·8	...	...	...	...	
2	1·8	45	2·0	...	...	...	...	
1	6·1	*	*	...	...	...	...	* Nominal
1	5·7	*	*	...	...	...	...	
14	33·7	464	20·5	...	...	...	...	
1	20·0	76	3·4	...	...	...	...	
752	971	31,716	1,266	313	296	5,250	236	

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix G-2.

Statement showing revenue derivable from plots disposed of in 1915-16.

(Vide report para. 12.)

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yds.	Capital value of plot.	Annual rent.	Remarks.
				Sq. yds.	Rs.	Rs.	Rs.	
1	* ..	Agripada West	78	1,071	8·59	9,200	368	* Since resumed and subsequently re-let.
	9th October 1915 ..	,,	Additional portion to 119	401	9·75	4,400	176	
	5th November 1915 ..	,,	80	1,090	7·66	9,400	376	
	20th do. ..	,,	24	986	9	10,000	400	
	16th December 1915 ..	,,	25,26,27 & 30	4,595	7·66 / 8·33	40,800	1,632	
	6th January 1916 ..	,,	36	982	9	10,000	400	
	Do. do. ..	,,	41	983	9	10,000	400	
	4th March 1916 ..	,,	78	1,071	9	10,900	436	
	23rd do. ..	,,	104	1,100 / 1,903	9 / 8·33	29,000	1,160	
	15th April 1917 ..	Agripada Central.	25 to 28	2,663	12·50	37,400	1,496	
		Total..	16	16,845	.....	1,71,100	6,844	
2	‡ ..	Lands at Matunga.	†	1,553	.....	.....	1	†Land given in exchange for land acquired from Kohinoor Mills. ‡ Yet to be fixed.
3	10th December 1916 ..	Chaupati West	4	1,643	35	64,700	2,588	
	Do. do. ..	,,	13	1,744	35	68,700	2,748	
		Total..	2	3,387	.....	1,33,400	5,336	
4	3rd August 1916 ..	Sandhurst Rd. West.	10	1,058	30	35,700	1,428	
	8th July 1916 ..	,,	6	693	32	25,300	§ 1,012	§ Including Rs. 16 for motor shed.
	10th June 1916 ..	,,	Small piece near 7	13	35	500	20	
	3rd September 1916 ..	,,	25	717	35	28,200	1,128	
	¶ ..	,,	99	19	47	¶ 893	1	¶ Premium of Rs. 893.
	1st November 1915 ..	,,	64	830	47	43,900	1,756	
	15th October 1916 ..	,,	5	853	32	30,700	1,228	
	12th do. ..	,,	29	1,161	27	35,300	1,412	
	2nd do. ..	,,	32	1,354	40	60,900	2,436	
	19th do. 1915 ..	,,	91	188	‖	2,900	116	‖ Retention case.
	28th March 1917 ..	,,	44	1,180	25	33,200	1,328	
	25th do. ..	,,	62	885	40	39,800	1,592	
	31st do. ..	,,	66	801	40	36,000	1,440	
	19th April 1917 ..	,,	28	1,353	25	38,100	1,524	
	18th May 1917 ..	,,	97	496	35	19,500	780	
	24th March 1917 ..	,,	77	894	40	40,200	1,608	
	Total Carried over ..		15	19,495	.....	4,71,093	18,809	
	Do. ..		19	21,785	.....	3,04,500	12,181	

Appendix G-2—*contd.*

Statement showing revenue derivable from plots disposed of in 1915-16.

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent.	Remarks.
				Sq. yds.	Rs.	Rs.	Rs.	
	Total Brought forward	...		21,785	...	3,04,500	12,181	
	Do.	...	15	12,495	...	4,71,093	18,809	
5	15th September 1916..	Sandhurst Road, East.	46	1,025	50	57,700	2,308	
	31st January 1917 ..	,,	75 & 76	917	65	67,100	2,684	
	16th May 1917 ..	,,	59	967	90	97,900	3,916	
	12th February 1917 ..	,,	6	525	63	37,200	1,488	
	3rd March 1917 ..	,,	74	344	110	42,600	1,704	
	16th May 1917 ..	,,	53	573	51	32,900	1,316	* 12 Months from date of possession.
	* ..	,,	70	421	100	47,400	1,896	
		Total ..	23	17,267	...	8,53,893	34,121	
6	18th May 1916 ..	Gamdevi	35	1,456	15	24,500	980	
	9th November 1916 ..	,,	38	975	25	27,400	1,096	
	20th do. ..	,,	40 to 42 & 54 to 56	4,155	17·82	83,200	3,328	
	24th January 1917 ..	,,	43 & 44	1,784	17·82	35,700	1,428	† Since resumed.
	† ..	,,	58	780	25	22,000	880	
	18th February 1917 ..	,,	112	794	25	22,500	900	
	3rd April 1917 ..	,,	113	878	25	24,300	972	
	29th January 1917 ..	,,	36	906	25	25,500	1,020	
	24th March 1917 ..	,,	117	941	25	25,600	1,024	
	9th June 1917 ..	,,	123 & 124	926	22·81	25,000	1,000	
	29th March 1917 ..	,,	79	758	20·14	17,000	680	
	Do. do. ..	,,	78	758	20·14	17,000	680	
	24th March 1917 ..	,,	118	758	18·75	16,000	640	
	4th April 1917 ..	,,	77	758	20·14	17,000	680	
	15th do. ..	,,	111	669	18·75	14,200	568	
		Total ..	22	17,296	...	3,96,900	15,876	
7	1st January 1917 ..	Dadar-Matunga.	‡	42,889	7	3,37,800	13,512	‡ Land leased to B. E. S. & T. Co., for depot.
8	9th March 1916 ..	Mathew Road.	11	1,244	30	42,000	1,680	
	2nd December 1915 ..	,,	22	480·38	§	1,900	76	§ Retention case.
		Total ..	2	1,724·38	...	43,900	1,756	
	Total Carried over ..	...	67	1,00,961·38	...	19,36,933	77,446	

Appendix G-2—*concld.*

Statement showing revenue derivable from plots disposed of in 1915-16.

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yds.	Capital value of plot.	Annual rent.	Remarks.
				Sq. yds.	Rs.	Rs.	Rs.	
	Total Brought forward	.....	67	1,00,961·38	..	19,36,993	77,446	
9	1st September 1916 ..	Lalbaug ..	1	1,219	70	96,000	3,840	
	Do. do. ..	,,	2	454	36	16,800	752	
	Do. do. ..	,,	3	523	28	16,500	660	
	Do. do. ..	,,	8	545	32	19,600	784	
10	1st July 1917 ..	Suparibaug ..	200	7,456	16	1,34,200	5,368	
		Total ..	5	10,207	..	2,85,100	11,404	
11	1st June 1916 ..	East Agripada North.	1	3,875	13·89	60,000	2,400	
	Do. ..	,,	2	6,440	13·89	1,00,000	4,000	
	Do. ..	,,	3	6,507	13·89	1,02,500	4,100	
	Do. ..	,,	4	5,722	13·89	87,500	3,500	
	Do. ..	,,	5	6,469	13·89	1,02,500	4,100	
	Do. ..	,,	6	6,486	13·89	1,02,500	4,100	
12	2nd June 1916 ..	East Agripada South.	2	6,308	13·76	98,600	3,944	
	* ..	,,	6	7,443	12·50	1,04,700	4,188	* Since resumed and subsequently relet.
	17th July 1916 ..	,,	4	7,157	14·58	1,12,500	4,500	
	16th September 1916..	,,	6	7,564	16·50	1,25,000	5,000	
	‡ ..	,,	†	6,829	13·73 average.	1,05,600	4,224	† Land leased to Khatau Makanji Mills. ‡ Date yet to be fixed.
		Total ..	11	70,800	..	11,01,400	44,056	
13	23rd June 1915 ..	Undria Street.	4	318	40§	6,000	240	§ The rate of Re. 40 is for parts of the areas.
	14th July 1915 ..	,,	9	101	40§	1,300	52	
		Total ..	2	419	..	7,300	292	
		Grand Total..	85	1,82,387·38	..	33,30,793	1,33,198	

BOMBAY, 31*st August* 1916.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix H-1.

Statement of completed Police Accommodation Schemes.

Serial No.	Scheme. No.	Scheme. Name.	Date of completion.	No. of persons accommodated. Officers.	No. of persons accommodated. Men.	Area of site.	Cost of site.	Cost of building, etc.	Interest charges, etc.	Total capital cost.	Rent payable by Government.	REMARKS.
1	2	3	4	5	6	7	8	9	10	11	12	13
						Sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	18	Shepherd Road	§1-11-05	1	..	1,237	15,173	20,135	2,495	37,803	1,781	§ (With stables for 19 horses.)
2	16	Wodehouse Road	31-3-06	5	224	6,578	76,302	2,44,006	14,027	3,34,335	15,747	
3	14	Nagpada	1-4-06	3	60	3,955	71,877	82,596	17,368	1,71,841	8,094	
4	17	Duncan Road	6-10-08	..	8	316	37,536	19,272	5,900	62,708	2,910	
5	23	Connaught Road	11-1-09	2	28	1,689	13,409	68,211	8,921	90,541	4,219	
6	19	Agripada	†1-6-09	5	60	4,851	44,876	1,37,800	19,332	2,02,008	9,414	† Different buildings were completed on different dates, but for purposes of lease this has been taken as the date from which it commences to run.
7	24	Princess Street	31-5-10	5	12	1,492	1,51,413	1,19,253	12,621	2,83,287	13,145	
			Total ..	21	392	20,118	4,10,586	6,91,273	80,664	11,82,523	55,310	

J. P. ORR, *Chairman,*

City of Bombay Improvement Trust.

BOMBAY, 31*st August* 1916.

Appendix H-2

Progress of Police Accommodation Schemes during 1915-16.

(*Vide report para.* 8.)

No.	Description of works.	No. of rooms to be provided.	No. of persons to be accommodated.	Remarks.
1	Scheme No. 25.—Gamdevi Police Accommodation.	28 In addition the following are provided:— Office rooms .. .. 3 Store „ .. .. 7 Staircase„ .. .. 5 Bath „ .. .. 7 Cook „ .. .. 7 Guard „ .. .. 1 Waiting „ .. .. 1 Cells 4 35	4 European officers and 3 Indian Sub-Inspectors.	Buildings under construction and expected to be completed in 1916-17.
2	Scheme No. 34.—Lamington Road Police Accommodation	235 In addition the following are provided:— Office rooms .. .. 6 Cells .. .. .. 4 Store & pantry rooms .. 12 Bath rooms.. .. 9 Cook „ .. .. 7 Servants' „ 8 46	4 European officers, 3 Indian Sub-Inspectors, 10 Head Constables and 210 men.	Buildings under construction and expected to be completed in 1917-18.
3	Scheme No. 35.—Police Accommodation, Sandhurst Road West.	.. ..	3 Indian Sub-Inspectors and 15 Constables.	Represented in November 1914. Detailed plans and estimates are awaited from Government for the approval of the Board. Plot No. 65, Sandhurst Road, West, has been reserved for the scheme at Rs. 40 per square yard from 1st August 1915.
4	Scheme No. 39.—Police Accommodation, Sandhurst Road, East.	.. ..	3 European officers, 6 Indian Sub-Inspectors, 10 Head Constables and 90 Constables.	Represented in October 1914. Plans and estimates are under consideration by Government.
5	Scheme No. 40.—Police Accommodation at Byculla Bridge.	176 In addition the following are provided:— Office rooms .. .. 8 Store „ .. .. 9 Cells .. .. .. 4 Cook rooms.. .. 7 Servants' „ .. 8 Bath „ .. .. 20 Stable and Coach house. 2 58	2 Superintendents, 4 European Inspectors, 4 Sergeants, 3 Indian Sub-Inspectors and 145 Constables.	Represented in May 1914, and plans and estimates were approved in October 1914. The scheme was notified in December 1914, sanctioned by Government in April and declared on 22nd July 1915.
6	Scheme No. 44.—Maharbaudi Police Accommodation.	85 In addition the following are provided:— Store rooms .. .. 8 Staircase „ .. .. 8 Bath „ .. .. 13 Cook „ .. .. 7 Office „ .. .. 3 Guard „ .. .. 1 Waiting „ .. .. 1 Cells 4 45	4 European officers, 3 Indian Sub-Inspectors and 57 Constables.	Represented in March 1914. Plans and estimates were sanctioned in June 1914. The scheme was notified on 30th July 1914, sanctioned by Government in December 1914, and declared on 18th March 1915. Revised estimates were sanctioned in May 1915.

Appendix H-2—*contd.*

Progress of Police Accommodation Schemes during 1915-16.

No.	Description of works.	No. of rooms to be provided.	No. of persons to be accommodated.	Remarks.
7	Scheme No. 45.—Police Accommodation at Pallon Road.	335 In addition the following are provided :— Cook rooms .. .. 7 Servants,, ... 8 Store ,, ... 8 Bath ,, ... 37 Office ,, ... 4 Guard ,, ... 1 Cells 4 60	4 European officers, 3 Indian Sub-Inspectors, 20 Head Constables and 275 Constables.	Buildings under construction and expected to be completed in 1917-18.
8	Scheme No. 46.—Parel Police Accommodation Scheme.	.. ..	1 European Superintendent, 5 European officers, 3 Indian Sub-Inspectors and 200 Constables	Represented in April 1914. Plans and estimates received from the Executive Engineer, Presidency, have been returned to him for modification in accordance with T. R. No. 183 of 1914. It appears that Government intend to select a site on Vincent Road.
9	Scheme No. 48.—Mahim Police Accommodation.	.. ..	4 European officers, 3 Indian Sub-Inspectors and 125 Constables.	Represented in October 1914. Plans and estimates were received from the Executive Engineer, Presidency, and returned for modification on 10th January 1915.

BOMBAY, 31*st August* 1916.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix I.

Particulars of Trust's Chawls.

(*Vide report para.* 14.)

Serial No.	Name of chawl.	Chawl No.	Sanctioned under scheme No.	Date of completion.	No. of rooms.	Maxm. No. of adult inmates permissible.	Actual No. of adults accommodated.	Area covered by building.	Area of open space.	Total area of site.	Capital cost to end of 1915-16.		Total cost including share of cost of management and establishment.	Capital cost per adult accommodated.	Monthly average rent per room.	Maximum of rent of chawl per annum.	Remarks.
											Land.	Works.					
1	2	3	4	5	6	7a	7b	8	9	10	11	12	13	14	15	16	17
								Sq. yds.	Sq. yds.	Sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	Agripada A Chawls..	1-4	1	1901	303 *2	1,515 *8	916 *6	3,255	5,122	8,377	65,450	2,30,675	2,96,125	195	3·61	13,140	Living rooms * ... 292 Shops .. .. 11 R. C's. quarters & office. 6
2	Agripada B ,, ..	5-16	1	1905	928 *5	3,216 *20	2,389 *19	6,487	5,508	11,995	84,325	5,81,026	6,65,351	207	3·58	39,900	Living rooms .. 912 Shops 16
3	Nagpada A ,, ..	17-18	1	1905	144 *2	648 *8	423 *8	1,107	1,151	2,258	15,806	93,069	1,08,875	168	4·00	6,912	
4	Chandanwadi ,, ..	19-24	2	1907	678 *5	2,373 *20	1,916 *20	4,100	4,458	8,558	1,30,815	4,42,827	5,73,642	242	5·05	41,102	Living rooms .. 662 Shops .. .. 10 R. C's. quarters.. 6
5	Imamwada A ,, ..	25,26,27, 29,30&41	3	1907-10-11.	883 *3	3,532 *12	2,517 *12	5,582	7,853	13,435	1,81,741	5,84,722	7,66,463	217	3·98	42,186	Living rooms .. 906 R. C's. quarters and office. 7
6	Imamwada B ,, ..	50	3	1912	30	150	79	367	582	949	12,838	21,623	34,461	229	4·00	1,440	
7	Princess Street ,, ..	28	2	1908	64	256	202	441	688	1,129	14,677	46,846	61,523	240	5·00	3,840	
8	Nagpada B ,, ..	39	3	1910	144 *1	648 *4	420 *4	960	1,083	2,043	10,215	1,14,583	1,24,798	192	4·00	6,912	
9	Agripada C ,, ..	31,32,38, 40,45&46	3	1910-11	432 *2	2,160 *8	1,433 *7	3,307	3,137	6,444	50,325	3,21,099	3,71,424	172	3·68	19,088	Living rooms .. 413 Shops 19
10	Mandvi-Koliwada,, ..	33,34,35, 36&37.	8	1910	279	1,265	667	3,290	774	4,064	3,05,922	3,07,874	6,13,796	485	11·44	38,292	Living rooms .. 222 Shops .. .. 30 Godowns.. .. 28 Store room under the stairs. 1
11	Suparibaug	42,43,44, 47,48&49	31	1911	480 *4	2,400 *16	1,317 *12	3,232	4,687	7,919	44,165	3,89,746	4,33,911	181	3·25	18,720	
12	Model workmen's cottages at Matunga.	51	6	1915	15	75	59	355	512	867	4,335	11,708	16,043	214	3·5	†158	† Represents rent for three months.
		..	..	..	4,380 *24	18,238 *96	12,338 *88	32,483	35,555	68,038	9,20,614	31,45,798	40,66,412	223	4·40	2,31,690	

* Semi-permanent huts for sweepers.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 31*st August* 1916.

Appendix J-1.

Roads handed over to the Municipality before 1916-17.

Serial No.	Date of giving possession to Municipality.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of acquisition.	Cost of construction to end of March 1916. Outlay to end of March 1915.	Cost of construction to end of March 1916. Outlay during 1915-16	Remarks.
1	2	3	4	5	6	7	8	9	10
			(a) prior to 1st April 1915 *vide* Administration Report for 1914-15.			Rs. Appendix J.1—of	Rs.		In the case of schedule lands the figures in col. 7 represent schedule value.
		Schedule "C" lands	12,074		55,175	7,57,450	2,69,776		
		do. "D" lands	17,356		56,652	1,86,168	2,55,482		* No charge is made for roads under heading "cost of acquisition" as the site was reclaimed mainly from the sea and Government made no charge for it.
		do. "E" lands	4,276		26,406	*	1,25,311		
		Scheme 1 ...	2,983		14,648	3,15,440	83,334		
		do. 2 ...	6,818		43,000·66	21,52,174	1,95,498		
		do. 3 ...	9,094		61,456	27,03,510	2,21,890		
		do. 4 ...	9,222		33,286	2,57,671	1,93,363		
		do. 8 ...	2,405		9,148	4,11,760	57,151		
		do. 9 ...	486		2,162	14,076	9,199		
		do. 13 ...	318		1,413	4,316	54,486		
		do. 27 ...	1,938		13,761	217,745	58,957		
		do. 33 ...	473		1,400	14,000	11,458		
		do. 36 ...	1,225		8,167	2,14,714	30,905		
		Total ...	68,668	...	3,26,674·66	72,49,024	15,66,810		
			(b) During 1915-16.						
	29th January 1916.	Scheme 3. Set backs in Null Bazar section ...	...	...	315	18,900	349	440	
	Do.	Set backs in Parel Dongri section ...	150	...	787	23,600	5,856	550	
		Total ...	150	...	1,102	42,500	6,205	990	
		Grand Total ...	68,818	...	3,27,776·66	72,91,524	15,73,015	990	

BOMBAY, 31*st August* 1916.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

Appendix J-2.

Roads constructed before 1916-17 but not handed over to the Municipality.

Serial No.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of acquisition.	Cost of construction to end of March 1915.	Outlay during 1915-16.	Remarks.
1	2	3	4	5	6	7	8	9
	Schedule "C."							
					Rs.	Rs.	Rs.	
	Wodehouse Road Estate ..							In the case of schedule lands the figures in col. 6 represent schedule value.
1	Accommodation Road .. *	443	23′	1,132	11,320	4,295	..	* Complete.
	Total ..	443		1,132	11,320	4,295	..	
	Schedule "D."							
	Agripada Estate Scheme 11							
	Moreland Road footpaths .	(2,036)	8′-4″	1,885	5,655	522	..	
	Club Road do.	(1,247)	10′	1,381	4,143	2,127	..	
	Footpath Cirrus Avenue ..	(535)	13′-4″	792	2,376	4,218	..	
	Do. Wylie Road ..	(1,006)	do.	1,490	4,470	7,838	..	
	Do. Gell Street ..	(1,142)	do.	1,691	5,073	7,878	..	
	Do. Motlibai Street .	(1,022)	do.	1,513	4,539	7,993	..	
	Do. Rebsch Street ..	(1,021)	do.	1,511	4,533	8,993	..	
	Do. Agripada Chawl Street.	(854)	do.	1,487	4,461	6,670	..	
	Do. Rebsch Street ..	(243)	20′	551	1,653	2,384	..	
	Do. Do. ..	(488)	do.	1,083	3,249	4,753	..	
	Do. Club Back Road .	(415)	13′-4″	615	1,845	9,893	..	Incomplete.
		(674)	20′	1,499	4,497			
	Do. Reynolds Road..	(1,013)	13′-4″	1,500	4,500	8,596	..	
	Do. Club Cross Road .	(200)	30′	667	2,001	2,082	..	
	Do. Motlibai Street ..	(428)	20′	951	2,853	3,401	..	
	Souter Street	(1,727)	do.	3,837	11,511	22,572	974	
	Gilder Street, Schedule "D" lands (footpaths).	(180)	do.	400	1,600	....	..	
	Gilder Street, to Jetha Street (footpath).	(1,863)	do.	4,140	16,560	....	..	
	Additional portion of Gilder Street from Jetha Street to Club Road.	(310)	20′	689	2,501	25,288	..	
	Total ..	....		27,682	88,020	1,25,208	974	
	Scheme 2.							
2	Portion of Abdul Rahiman Street.	280	30′	933	2,79,900	2,051	704	Complete.
3	Pinjari Street	110	25′	305	61,000	462	352	
4	Kitchen Garden Lane ..	147	40′	653	4,000	575	1,151	Incomplete.
	Total ..	537		1,891	3,44,900	3,088	2,207	
	Carried over ..	980		30,705	4,44,240	1,32,591	3,181	

Appendix J-2—*contd.*

Roads constructed before 1916-17 but not handed over to the Municipality.

Serial No.	Name of road.	Length in foot.	Breadth in foot.	Area in square yards.	Cost of acquisition.	Cost of construction to end of March 1915.	Outlay during 1915-16.	Remarks.
1	2	3	4	5	6	7	8	9
					Rs.	Rs.	Rs.	
	Brought forward ..	980	....	30,705	4,44,240	1,32,591	3,181	
	Scheme 3.							
	Footpaths between Breach Candy and Falkland Roads.	(6,872)	13′-4″	10,178		74,035	1,832	
	Footpaths in Kumbharwada section.	(740)	13′-4″	1,096		5,901	198	
		(412)	13′-4″	610		2,724		
	Footpaths of Parel Road and Dongri section.	(3,280)	13′-4″	4,858		26,764	895	Incomplete.
	Do. Dharamshala 40′ Road.	(170)	6′-8″	126		553	..	
	Do. Parel Road and Duncan Road.	(1,914)	13′-4″	2,836	9,57,200	20,247	474	
	Do. do. do.	(250)	13′-4″	370				
5	40′ Road off Charni Road on Sandhurst Road between Queen's Road to Falkland Road.	510	26′-8″	1,511		....	6,600	Complete.
		168	20′-0″	373		....	..	
6	Portion of Sandhurst Road between Dongri Street, and Elphinstone Bridge.	750	53′-4″	4,444		35,498	17,618	
	Total ..	1,428		26,402	9,57,200	1,65,722	27,617	
	Scheme 4.							
	Gamdevi Estate							
	Hughes Road footpaths ..	(3,670)	20′	8,156		49,719	330	
	New Gamdevi Road footpaths.	(936)	16′	1,763		11,336	..	
	Babulnath Road footpaths.	(680)	20′	1,511	90,800	8,574	..	Incomplete.
	Owen Dunn Road footpaths.	(300)	13′-4″	444		7,614	254	
	Do. do. do.	(186)	20′	413				
	Alexandra Road footpaths.	(1,205)	20′	2,678		15,594	..	
7	Do. do.	275	20′	611		....	605	Complete.
	Laburnam Road footpaths.	(1,100)	20′	2,444	73,700	1,730	..	Incomplete.
8	Laburnam Road	236	20′	525		80	605	Complete.
9	Tejpal Road ..	426′-6″ (426′-6″)	26′-8″ 13′-4″	1,896		13,975	660	Incomplete.
10	Watchagandy Road ..	(818)	20′	1,818		11,723	..	
	Total ..	937′-6″		22,259	1,64,500	1,20,345	2,454	
	Carried forward ..	3,345-6″		79,366	15,65,940	4,18,658	33,252	

Appendix J-2—*contd.*

Roads constructed before 1916-17 but not handed over to the Municipality.

Serial No.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of acquisition.	Cost of construction to end of March 1915.	Outlay during 1915-16.	Remarks.
1	2	3	4	5	6	7	8	9
					Rs.	Rs.	Rs.	
	Brought forward ..	3,345-6"	....	79,366	15,65,940	4,18,658	33,252	
	Scheme 5.							
11	Road from King's Circle to Matunga Station. ..	1,350	18′	2,700	5,400			
12	26′ Road south of Cottage plot	630	16′	1,120	2,240			
13	Portion of Level Crossing Road from the King's Circle to the northern boundary of the scheme including portion of Circular Road.	1,299	18′	2,598	5,196	90,147	62,272	Incomplete.
14	20′ Roadway of 40 feet Road west of Tramway plot.	560	20′	1,244	2,488			
15	Roadway of Eastern Avenue.	950	36′-5"	3,853	7,706			
	Total ...	4,789		11,515	23,030	90,147	62,272	
	Scheme 6.							
16	Portion of Level Crossing Road from the southern boundary of the scheme to the level crossing on the G. I. P. Ry. south of Mahim Loop.	1,070	18′	2,144	6,432	11,175	3,637	Incomplete.
	Total ..	1,070		2,144	6,432	11,175	3,637	
	Scheme 8.							
17	Esaji Street (in continuation of Road No. 1.)	96	36′	384	14,167	1,616	...	
	Jambli Street footpath ..	(433)	8⅔′	416,96	25,916	252	79	
	Kazi Syed Street „ ..	(569)	16⅔′	1,018	20,360	2,590	177	Incomplete.
	Dongri Street „ ..	(571)	20′	1,269	50,700	805	...	
	Bhandari Street „ ..	(377)	20′	838	16,720	3,242	...	
	Do. „ ..	(135)	13⅓′	674	13,480	1,300	...	
	Janjikar Street „ ..	(320)	13⅓′					
	Total ..	96		4,599-96	1,41,343	9,805	256	
	Carried forward ..	9,300-6		97,624-96	17,36,745	5,29,785	99,417	

Appendix J-2—*contd.*

Roads constructed before 1916-17 but not handed over to the Municipality.

Serial No.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of acquisition.	Cost of construction to end of March 1915.	Outlay during 1915-16.	Remarks.
1	2	3	4	5	6	7	8	9
					Rs.	Rs.	Rs.	
	Brought forward ..	9300-6"	....	97,624·96	17,36,745	5,29,785	99,417	
	Scheme 13.							
	Souter Street extension eastward footpaths.	(318)	20'	707	2,181	1,143	..	Incomplete.
	Total ..	....		707	2,181	1,143	..	
	Scheme 27.							
	Footpaths of Lamington Road.	(1,344)	10'	1,493	29,640	5,383	..	Incomplete.
	Mathew Road footpaths ..	(2,110)	10'	2,344	55,660	3,604	895	
	Total ..	....		3,837	85,300	8,987	895	
	Scheme 29.							
18	60' Nowroji Hill Road ..	2,240	60'	14,933	3,88,258	75,690	8,259	Only Roadway complete.
19 to 24	Six cross roads west of 60' Nowroji Hill Road.	1,300	40'	5,778	1,50,228			Incomplete.
	Total ..	3,540		20,711	5,38,486	75,690	8,259	
	Scheme 31.							
25	Eastern Avenue on Dadar Road.	1,200	150'	20,000	55,300	69,783	17,924	Incomplete.
26	Road on site of present Choregully.	479	40'	2,129		14,134	6,530	
27	38' Road way of Eastern Avenue northward for junction of Dadar and Vincent Roads to north end of scheme.	2,400	38'	10,133	23,200	13,964	30,232	
		410	32'	1,458				
	Total ..	4,489		33,720	78,500	97,881	54,686	
	Carried forward ..	17,329-6"		1,56,599·96	24,41,212	7,13,486	1,63,257	

Appendix J-2—*concld.*

Roads constructed before 1916-17 but not handed over to the Municipality.

Serial No.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of acquisition.	Cost of construction to end of March 1916.	Outlay during 1915-16.	Remarks.
1	2	3	4	5	6	7	8	9
					Rs.	Rs.	Rs.	
	Brought forward ..	17,329-6"	....	156,599·96	24,41,212	7,13,486	1,63,257	
	Scheme 32.							
	Schedule "D" land-South.							
28	Tank Pakhady Street (Road No. II).	950	26'-8"	2,815	9,852	33,663	Credit—10,138.	Complete Roadway.
29	Milk Street..	338	26'-8"	1,001	3,840			Do.
30	Byculla Street Road ..	771	33'-4"	2,856	10,096	....		Do.
31	Water Street	350	26'-8"	1,037	3,630	....		Incomplete.
	Schedule "D" land-North							
32	Road No. 1 from east off Clerk Road.	130	26'-8"	385	1,347	....		Incomplete.
	Improvement Scheme.							
33	Tank Pakhady Street ..	400	26'-8"	1,185	8,295	22,903	79,448	Complete Roadway.
34	Milk Street	100	26'-8"	296	2,072			Do.
35	Byculla Street Road ..	225	33'-4"	833	5,831	....		Do.
36	Road No. 1 from east off Clerk Road North.	320	26'-8"	948	6,638	....		Incomplete.
37	Road No. 2 from east off Clerk Road North.	900	26'-8"	2,677	18,739	....		
	Total ..	4,484		14,033	70,340	56,566	69,310	
	Scheme 33.							
	Bhatwady Road footpaths	(500)	13'-4"	741		767	331	
38	Do. Road	80	20'	177	98,558	....	330	Incomplete.
39	Do. do.	30	30'	100		..	..	
	Total ..	110		1,018	98,558	767	661	
	Scheme 36.							
40	Widening of Lamington Road.	(1,225)	20'	2,722	53,320	8,477	Credit —28	Incomplete.
	Total ..	....		2,722	53,320	8,477	—28	
	Grand Total ..	21,923·6"		1,74,372·96	26,63,430	7,79,296	2,33,200	

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Bombay, 31*st August* 1916.

Appendix

Analysis of Appendices

Completed roads.	Roads handed over to the Municipality.		Roads not handed over to the Municipality.	
	Length.	Area.	Length.	Area.
	Ft.	Sq. yds.	Ft.	Sq. yds.
Schedule "C"	12,074 (a) 39	55,175	443	1,132
" "D"	17,356 (b) 419	56,652 1,862	2,059	6,672
" "E"	4,276 *(4,002)	26,406	..	..
Schemes	34,654 *(1,152)	1,87,682	5,294	25,949
Total completed roads ..	68,818 (13·03 miles)	3,27,777	7,796 (1·47 miles)	33,753
Roads commenced but not completed before 1916-17.				
Schedule "D"	..	..	480 *(16,404)	1,422 27,682
Scheme 2	..	..	147 *(13,638)	653 20,074
" 3	..	..	426'-6" *(9,321'-6")	1,896 19,227
" 4	..	..	4,789	11,515
" 5	..	..	1,070	2,144
" 6	..	..	96 *(2,405)	384 4,216
" 8	..	..	*(318)	707
" 13	..	..	*(3,454)	3,837
" 27	..	..	1,300	5,778
" 29	..	..	4,489	33,720
" 31	..	..	1,220	3,625
" 32	..	..	110 *(500)	277 741
" 33	..	..	*(1,225)	2,722
" 36	..	..		
Total incomplete roads ..	..	..	14,127'-6" (2·68 miles)	1,40,620
Grand Total ..	68,818 (13·03 miles)	3,27,777	21,923'-6" (4·15 miles)	1,74,373

(a) *Vide* Scheme No. 3.
(b) " " " 9.

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J-3.

J-1 and J-2.

Total.		Cost to end of 1915-16.			
Length.	Area.	Acquisition.	Construction.	Total.	
Ft.	Sq. yds.	Rs.	Rs.	Rs.	Road length in R.ft.
12,556	56,307	7,68,770	2,74,071	10,42,841	128′ 204 80′ 10,065½ 70′ 2,234
19,834	65,186	2,22,079	2,82,797	5,04,876	60′ 6,818 50′ 7,284½ 40′ 39,127
4,276	26,406	..	1,25,311	1,25,311	Under 40′ 2,775 Setback 310
39,948	2,13,631	73,15,160	11,03,017	84,18,177	Total .. 68,818
76,614 (14·5 miles)	3,61,530	83,06,009	17,85,196	1,00,91,205	
480	1,422	92,997	1,30,315	2,23,312	
(16,404)	27,682				
147	653	4,000	1,726	5,726	
(13,638)	20 074	7,31,575	1,33,623	8,65,198	
426′-6″	1,896	1,56,104	1,21,509	2,77,613	
(9,321′-6″)	19,227				
4,789	11,515	23,030	1,52,419	1,75,449	
1,070	2,144	6,432	14,812	21,244	
96	384	1,41,343	10,061	1,51,404	
(2,405)	4,216				
(318)	707	2,181	1,143	3,324	
(3,454)	3,837	85,300	9,882	95,182	
1,300	5,778	1,50,228	23,425	1,73,653	
4,489	33,720	78,500	1,52,567	2,31,067	
1,220	3,625	25,377	39,946	65,323	
110	277	98,558	1,428	99,986	
(500)	741				
(1,225)	2,722	53,320	8,449	61,769	
14,127′-6″ (2·68 miles)	1,40,620	16,48,945	8,01,305	24,50,250	
90,741′-6″ (17·18 miles)	5,02,150	99,54,954	25,86,501	1,25,41,455	

* Footpaths not counted.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix K.

Details of acquisition work scheme by scheme.

(Vide report para. 3.)

Scheme No.	Name of scheme.	Total amount of awards.			Corresponding amounts of Land Manager's estimate.			Total area acquired in sq. yds.		
		Up to 31st March 1915.	During 1915-16.	Up to 31st March 1916.	Up to 31st March 1915.	During 1915-16.	Up to 31st March 1916.	Up to 31st March 1915.	During 1915-16.	Up to 31st March 1916.
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Sq. yds.	Sq. yds.	Sq. yds.
1	First Nagpada	15,33,903	* 2,927	15,36,830	12,56,261	....	12,56,261	72,802	.....	72,802
2	Princess Street	67,27,610	† 19,624	67,47,234	59,81,059	19,624	60,00,683	1,18,478	1,669	1,20,147
3	Sandhurst Road	82,45,145	1	82,45,146	74,13,284	1	74,13,285	2,48,199	327	2,48,526
4	Gamdevi	12,15,960	....	12,15,960	10,23,087	.....	10,23,087	1,81,658	.....	1,81,658
5	Dadar-Matunga	21,73,069	10,983	21,84,052	19,86,682	10,983	19,97,665	13,61,757	7,940	13,69,697
6	Sion-Matunga	17,53,272	92,932	18,46,204	15,90,479	92,260	1682,739	15,49,845	66,452	16,16,297
7	Colaba Reclamation	13,000	....	13,000	13,000	....	13,000	9,152	.....	9,152
8	Mandvi Koliwada	19,80,091	....	19,80,091	17,76,225	.....	17,76,225	29,376	.....	29,376
9	Sankli Street	17,000	....	17,000	17,166	.....	17,166	340	.....	340
10	Road south of Crawford Market	....	† 2,871	2,871	....	2,871	2,871	.....	89	89
13	Souter Street extension eastward ..	20,786	....	20,786	11,877	.....	11 877	7,484	.....	7,484
17	Police Accommodation, Duncan Road ..	38,967	....	38,967	37,917	.....	37,917	329	.....	329
18	Do. Shepherd Road ..	15,915	....	15,915	15,915	.....	15,915	1,313	.....	1,313
27	Mathew Road	10,89,159	40,626	11,29,785	7,96,406	40,626	8,37 032	48,323	1,585	49,908
29	Nowroji Hill	63,52,385	17,756	63,70,141	61,79,094	16,533	61,95,627	1,71,561	141	1,71,702
30	Souter Street extension westward ..	69,542	....	69,542	61,065	.....	61,065	16,909	.....	16,909
31	Parel Street Scheme	39,56,101	60,416	40,16,517	37,27,772	60,133	37,87,905	4,42,507	43,100	4,85,607
32	East Agripada	20,44,882	‡ 79,880	21,24,762	20,25,820	47,094	20,72,914	1,91,287	2,008	1,93,295
33	Bhatwadi	2,78,855	....	2,78,855	2,61,230	.....	2,61,230	8,456	.....	8,456
36	Chunam Kiln Road	2,22,138	....	2,22,138	2,06,748	.....	2,06,748	7,493	.....	7,493
37	Sydenham Road	63,17,104	19,04,441	82,18,545	63,02,936	18,50,449	81,53,385	43,374	12,629	56,003
41	Undria Street	3,72,634	87,301	4,59,935	3,67,362	91,674	4,59,036	4,544	1,685	6,229
42	Spring Mills Chawls	....	76,076	76,076	....	76,076	76,076	.....	20,030	20,030
		4,44,37,518	23,92,834	4,68,30,352	4,10,51,385	23,08,324	4,33,59,709	45,15,187	1,57,655	46,72,842

* Excess awarded by the Tribunal in 1902 which was not accounted for.
† This amount was paid to the Municipality direct by the Trust without the intervention of Special Collector.
‡ This includes Rs. 28,559 excess awarded by Tribunal in 1914-15.

BOMBAY, 31*st August*, 1916.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

Appendix L-I.

Principal cases awarded by the Special Collector in 1915-1916.

(*Vide report para* 3).

Serial No.	Scheme No.	Case No.	Date on which		Owner's name.	Area	Original and subsequent claim.	Trust's valuation.	Collector's award.	Remarks.
			Case opened.	Award made.						
						Sq. yds.	Rs.	Rs.	Rs.	
1	6	805 &	10-7-08 ..	24-4-15 ...	Ruttonji Jamsedji	718	72,500	71,828	72,500	Settled.
		967	3-9-09 ..	24-4-15 ...	Tata.	47,450				
2	27	15	22-11-06 ...	11-11-15 ...	Municipal Commissioner, Bombay.	1,585	52,636	40,626	40,626	Do.
3	31	52	15-4-09 ...	24-3-16 ...	Gordhandas Ranchhordas Bhagat.	8,694	87,743	50,717	51,000	Do.
4	37	258	6-6-13 ...	12-4-15 ...	Bai Benang widow of Isaf Ahmed Munshi.	177	42,232	32,753	33,000	Do.
5	37	279	8-7-13 ...	23-4-15 ...	Gulabchand Devchand.	999	1,57,500	1,57,903	1,57,500	Do.
6	37	45	26-3-12 ...	27-4-15 ...	Bai Mayfoozoon Nisha Alias Amani Begum.	636	67,308	57,581	59,247	Fought out.
7	37	117	12-6-12 ...	20-5-15 ...	Haji Oosman Haji Abba.	193	No claim put in.	37,342	37,500	Settled.
8	37	264	24-6-13 ...	23-6-15 ...	Ahmed Ismail Mansoor.	201	67,174	40,281	40,281	Fought out.
9	37	18	14-3-12 ...	5-8-15 ...	Haji Noormahomed Haji Janmahomed Latiff.	356	1,18,000	1,17,780	1,18,000	Settled.
10	37	306	19-9-13 ...	12-8-15 ...	Allabux Somji Dossa.	68	41,677	33,019	33,000	Do.
11	37	91	29-4-12 ...	17-8-15 ...	Maneksha Sorabji, sole surviving executor and trustee under the will of Sorabji Manekji Karkhanawala.	992	1,17,000	1,17,537	1,17,000	Do.
12	37	108	13-5-12 ...	1-9-15 ...	R. D. Sethna-Receiver in Suit No. 961 of 1911.	318	1,06,254	66,032	66,000	Do.
13	37	220	7-8-12 ...	6-9-15 ...	Bai Soonderabai widow of Shamji Meghji.	243	72,000	72,118	72,000	Do.
14	37	156	2-5-13 ...	15-11-15 ...	Mahomedji Haji Adamji.	170	35,600	35,896	35,600	Do.
15	37	194	6-9-12 ...	15-11-15 ...	Mahomed Kassum Haji Abdul Satar Noorani.	168	.....	36,178	36,102	Do.
16	37	44	26-3-12 ...	16-11-15 ...	Dwarkadas Gordhandas administrator of the estate of Permanandas Jiwandas.	368	36,999	33,000	33,000	Do.

Appendix L-1—*contd.*

Principal cases awarded by Special Collector in 1915-1916—

Serial No.	Scheme No.	Case No.	Date on which. Case opened.	Award made.	Owner's name	Area.	Original and subsequent claim.	Trust's valuation.	Collector's award.	Remarks
						Sq. yd.	Rs.	Rs.	Rs.	
17	37	285	18-7-13 ...	16-12-15 ...	Mr. Mahomed Ibrahim and 2 others joint Receivers as per High Court order in Suit No. 697 of 1911.	192	31,000	30,916	31,000	Settled.
18	37	311	6-8-13 ...	16-12-15 ...	Do.	324	63,000	62,386	63,000	Do.
19	37	145	3-2-13 ...	15-12-15 ...	Mahomed Kassam Laktani.	683	1,35,450	69,730	89,439	Fought out Reference demanded.
20	37	82	24-4-12 ...	17-12-15 ...	Bai Hafubai widow of Haji Haroon Haji Abdul Latiff.	192	47,229	27,108	40,740	Fought out.
21	37	43	26-3-12 ...	25-1-16 ...	Allarakhia Jiwaraj Ladha.	215	1,03,312	82,610	82,000	Settled.
22	37	151	3-2-13 ...	26-1-16 ...	Bai Rehmatbai widow of Haji Jākeria Haji Ahmad Patell.	269	56,405	44,489	44,000	Do.
23	37	215	9-8-12 ...	7-2-16 ...	Haridas Damodar Anandji and another.	346	66,000	51,478	52,000	Do.
24	37	152	2-5-13 ...	24-3-16 ...	Bai Aishabai daughter of Haji Haroon and widow of Abdul Karim Mahomed.	270	68,594	53,331	58,500	Fought out.
25	37	47	29-3-12 ...	24-3-16 ...	Bai Khatubai widow of Abdul Kadar.	1,244	2,58,981	1,69,748	1,70,000	Settled.
26	42	1	25-1-15 ...	14-5-15 ...	Hormasji Dinshaw Panthaki and others.	20,030	76,076	76,076	76,076	Do.

BOMBAY, 31*st August* 1916.

J. P. ORR, *Chairman,*
City of Bombay Improvemnt Trust.

Appendix L-2.

Principal Acquisition Cases Taken up in 1915-16.

PRINCIPAL CASES DISPOSED OF IN COURT.

(*Vide report para* 3.)

(1) Mr. Oomer Ahmed Sha Mahomed. Case No. 316, Scheme 37.

The property in this case consists of 115 square yards of land and a building having a ground floor, used as a godown, and three upper floors used for living purposes, and is situated on Hussein Khan Khalifa Street.

The Special Collector valued the property at Rs. 29,387 on a fair monthly rent of Rs. 205 at $16\frac{2}{3}$ Y. P.

The claimant, being dissatisfied with the Special Collector's award, on the ground that that officer ought to have valued the property on the basis of the rents actually realized at the date of declaration, demanded a reference.

In this case the Tribunal, departing from their invariable practice of adopting fair rents in cases where the actual rents were found to be abnormal accepted the actual rents, although in their opinion the rents of the upper floors were high as compared with other properties of a similar nature in the locality.

The Tribunal however considered such abnormal rent less secure, and the capital of such rent lower than it would have been had the rents been normal, and after giving due consideration to all these circumstances the Tribunal, on the basis of the abnormal monthly rent of Rs. 255, arrived at their valuation of Rs. 32,500, which is in excess of the Special Collector's award by Rs. 3,113. As however the Tribunal has not given details of their valuation, as they hitherto invariably did, it is not possible to note for guidance in further cases what modification they made in Y. P. or deduction for vacancies or in both, on account of the abnormality in the rent accepted as the basis of valuation, and on what basis such modification was arrived at.

(2) Mr. Tyebbhai Essabhai Thanawalla Case No. 250, Scheme 37.

The property in this case abuts on Dhobi Street, and consists of 167 square yards and two buildings, each having a ground floor and two upper floors, wholly occupied by women of bad repute, except that for some time only the ground floor of the front building was let out as two shops, one of which was a *bidi* shop.

The claimant's engineer valued the property at Rs. 34,472 on the basis of the actual monthly rent of Rs. 207 at 18 Y. P.

The Trust contended that the actual rent derived from the women of ill repute should be discarded, that the property should be valued on the estimated normal monthly rent of Rs. 136½ at 16⅔ Y. P. for the front building and 14⅔ Y. P. for the rear building, and that on this basis the valuation of the property will work out to Rs. 16,033.

The Special Collector accepted the Trust contention, but estimated the fair normal monthly rent at Rs. 146 and arrived at an award of Rs. 17,743. The claimant being dissatisfied with the award, demanded a reference.

At the very commencement of the hearing of the reference, the claimant gave up his contention to adopt rents derived from the women of ill-fame, and from what transpired at the inspection of the property by the members of the Tribunal on the after-noon of the first day of the hearing, it appeared that the Tribunal were disposed to adopt shop rent for the rooms on the ground floor of the front building. Under the circumstances, the Trust counsel advised settlement of the reference on the assumption that the market value of the property was Rs. 20,000 *i.e.*, Rs. 2,257 in excess of the Special Collector's award; and having regard to the heavy daily cost incurred by the Trust in the shape of legal expenses and fees of the Tribunal, it was decided to accept the Trust counsel's advice, and the reference was settled accordingly.

Appendix M—1

Schemes Nos. 43 & 47 Parel Road Central and Northern Street Schemes.

(*Vide report paras* 1 *and* 28.)

T. R. No. 126 *of 4th May* 1915.

Considered the following Report of the Improvements Committee No. 1 dated 28th April 1915 :—

References :

T. Rs. Nos. 113 of 23rd May 1911, 229 of 3rd December 1912, item No. 7 of the proceedings of the Board dated 3rd March 1914, T. R. No. 53 of 10th March 1914, item No. 11 of the proceedings of the Board dated 31st March 1914, T. Rs. Nos. 80 of 7th April 1914, and 176 of 4th August 1914, and T. R. No. 275 of 22nd December 1914.

1. To present this matter in its entirety we attach for consideration :—

(Appendix *A) : T. R. No. 80 dated 7th April 1914 which gives reasons for forming the scheme.

(Appendix B*) : Copy of the notification of the scheme, dated 21st April 1914.

(Appendix C*) : Statement showing the dates of publication of the said notification.

(Appendix D*) : Statement giving the names of the persons who have dissented with the reasons for such dissents [section 28 (2) (*c*)].

2. The Board by their resolution No. 80, dated 7th April 1914, declared that for the purpose of increasing the existing means of communication and facilities for traffic within the City of Bombay, it was expedient to alter Parel Road between Sandhurst Road and Byculla Bridge, as shown on Land Manager's plans* Nos. 28 and 33 dated 21st February 1914 and 26th February 1914 respectively and directed that a notification of the scheme under section 32 of Act IV of 1898 be published.

3. The notification was accordingly published in the *Bombay Government Gazette* and several local papers on the dates shown in Appendix C. A copy of such notification, pursuant to the provisions of section 27 (1) (*a*) of the Bombay Improvement Act IV of 1898, as amended by Bombay Act I of 1913 was also communicated to the President of the Municipal Corporation under date the 23rd April 1914; but no reply has been received from that body although the statutory period of three months expired on 23rd July 1914. In connection with this subject, however, it may be pointed out that—

(*a*) the Corporation under their No. 2739 dated 23rd July 1914 requested the Board to supply them with certain particulars as regards width of, and traffic along, Parel Road and to wait for their representation before submitting the scheme to Government for sanction ;

(*b*) the Board under T. R. No. 176 dated 4th August 1914 approved of the Chairman's suggestions to ascertain particulars of the width of Parel Road and of the traffic passing along it, and not to press the Corporation for their representation in regard to Scheme 43 (the Central Scheme) until Scheme 47 (the Northern Scheme) should have been forwarded to them to deal with ;

(*c*) the particulars referred to in the preceding para., together with certain additional information relating to the Eastern Avenue, were forwarded to the Corporation on 4th January 1915, in accordance with T. R. No. 275, dated 22nd December 1914 ;

* Not printed.

(*d*) the notification regarding Scheme 47 (the Northern Scheme) was communicated to the Corporation on 4th November 1914 as required by section 27 (1) (*a*) of the Improvement Act ; and

(*e*) since Scheme 43 cannot now be declared till after the expiry of one year from the date of the notification of the scheme, the provisions of section 27B of the Improvement Act now come into force and the owners of properties included in the notified scheme may at any time call upon the Board to acquire their properties, in which case the Board will have to acquire them, or in the alternative to withdraw from their acquisition and to refrain from re-notifying them for a further period of two years.

In these circumstances we feel that the Board should wait no longer for the Municipality's representation, but as in the case of Scheme 37 should submit the scheme to Government for sanction, leaving it to Government to decide whether to await the Municipal representation or not.

4. Under section 27 (2) of the Act, individual notices were served on the owners of properties to be acquired. The last of such notices was served on 1st May 1914, *i. e.*, within the prescribed statutory period. The number of notices served in respect of 72 separately assessed properties was 44, and the replies thereto may be classified as under :—

	—	Separately assessed properties.	Net rateable value.
			Rs.
Dissents	7*	9	36,780
Assents	4	5	6,185
No replies	33	58	1,07,667
Total ..	44	72	1,50,632

5. There is only one dissent on religious grounds and that relates to notice No. 30. The property referred to in this notice consists of land and building and is situated at the junction of Parel and Imamwada Roads. On the ground floor of this building there is a grave, which is said to be that of a saint. This grave is situated about 10 feet away from Parel Road. Although the whole of the building is included within the limits of the scheme, only the front portion of the building is actually required for the widening of Parel Road. In these circumstance it would be possible for the owner to come to an arrangement with the Board whereby he would part with the portion of his property actually required for widening Parel Road, and retain subject to suitable conditions the rest of his property including the grave.

6. The rest of the dissents are based on various reasons, *viz.*, that the properties are for the benefit of the family ; that it would not be possible to get similar productive properties ; that only a portion of the property is actually required for the widening of Parel Road ; that the adjoining properties are not included within the limits of the scheme ; that the rents from the property are applied towards the maintenance of a Fire Temple ; and that if the property be acquired, the trustees would have to invest the compensation moneys in securities, which would yield comparatively a less income, which would act to the detriment of the charity ; that the property is held on trust for certain charities pursuant to a decree of the High Court ; that the property belongs to the head Mullaji Saheb of the Bohra community and its income is spent

* One of these dissents is time barred, *i.e.* the reply to notice was received after the expiry of the statutory period of 30 days. Its net assessment is Rs. 540.

in Bohra charity; and that the acquisition of the land actually required for widening Parel Road will depreciate the value of the rest of the property and prejudicially affect the comfortable use and occupation of the school premises. These reasons are not such as would justify the exclusion of any of these properties from the scheme. The owners will receive full compensation for their properties, and in cases of properties, of which only portions are required for widening Parel Road, it is open to the owners thereof to negotiate, after the scheme is declared, with the Board for the retention, subject to suitable terms, of portion of the properties not actually required for widening Parel Road.

7. With the object of curtailing the cost of the scheme as much as possible, only portions of certain large properties, *viz.*, J. J. Hospital, Messrs. Richardson & Cruddas Workshops, American Mission Marathi School premises, Jewish Synagogue and School premises, Byculla Educational Society's premises, etc., have been included within the limits of the scheme, but it is anticipated that no difficulties will arise in their acquisition. As regards the portion of the compound required out of the J. J. Hospital premises, Government have consented to allow it to be absorbed in the proposed widening of Parel Road, subject to certain conditions, which have been approved of by the Board under T. R. No. 80, dated 7th April 1914.

8. Details of the cost and area of the scheme are given below :—

Acquisition including 10% contingencies	Rs.	42,68,000
Works including 10%contingencies	„	4,14,150
Total gross cost ..	Rs.	46,82,150
Recoupment from sale of frontage land and building materials	„	12,10,800
Loss (disregarding interest and sinking fund)	Rs.	34,71,350

	Sq. yds.
Area of set-forward	2,157
Area of frontage land	30,193
Area of sites of roads and passages	64,906
Total area of the scheme ..	97,256

9. The proposed road is to be laid out as an 80 feet carriage road between two 20′ footpaths as decided in T. R. No. 113 of 23rd May 1911. The only change in the scheme estimate since the Board ordered notification of the scheme is under the heading of Works. In the original estimate Rs. 6·68 lakhs was provided for works. This allowed for the construction of a subway for electric cables and service mains along each side of the road. It has since been decided, in consultation with the Municipal Engineer, to omit these subways as they are not likely to be fully utilized. Hence the reduction of cost of works to Rs. 4,14,150 and of the loss on the scheme to Rs. 34,71,350, which is easily covered by the margin for expansion of the Board's programme. This was found in 1913 to be 95 lakhs and has since been drawn on to the extent of only 5·17 lakhs in the Undria Street Improvement Scheme.

10. We beg to recommend that the scheme as notified may be submitted to Government for sanction.

After discussion it was resolved by a majority;

RESOLUTION No. 126.—The Report of the Improvements Committee No. 1 dated 28th April 1915 is adopted.

2. The scheme as detailed in para 8 of the report is approved and should be submitted to Government for sanction.

Note.—Sir Bhalchandra K. Bhatwadekar and Messrs. Wacha and Gamudia voted against the resolution.

Letter No. 3452, dated 15th May 1915, from the Chairman, Bombay Improvement Trust, to the Secretary to Government, General Department.

EASTERN AVENUE.

I have the honour, on behalf of the City of Bombay Improvement Trust, to apply, in accordance with Sections 28 and 32 of Bombay Act. IV of 1898, for the sanction of Government to the Board's scheme No. 43, Parel Road (Central) Street scheme, which has been prepared and duly notified in accordance with the provisions of the Act.

2. The scheme provides for widening Parel Road from Sandhurst Road to Byculla Bridge, a distance of 7¼ furlongs, to 120′, the present width varying from 65′ to 86′. The 120′ is to be laid out as a first class concrete bottomed road, consisting of a tar macadam carriage-way 80′ wide with a 20′ paved footpath on either side.

3. To supplement this description of the scheme, I append—

(*a*) Trustees' Resolution No. 80, dated 7th April 1914, approving the scheme in accordance with the Improvements Committee's Report No. 1 of the 19th March, 1914, which shows why the width of 120′ was decided on in preference to a width of 100′.

(*b*) Trustees' Resolution No. 126, dated 4th May, 1915, giving final approval to the scheme in accordance with the Improvements Committee's Report No. 1, dated 28th April, 1915, which shows (paragraph 3) why the Board cannot wait any longer for the municipality to submit their representation on the scheme and (paragraphs 3 to 7) how the few dissents received from owners have been considered, sets out (paragraph 8) the main figures of cost and areas in the scheme and explains (paragraph 9) the one modification made in the scheme since it was notified, *viz.*, the omission of the proposed sub-ways.

4. I also append as required by Section 28 (2) of the Act—

(*c*) Full particulars of the scheme.

(*d*) Plans Nos. 28 and 33, dated the 21st and 26th February, 1914, respectively, with estimates (*vide* paragraph 3 of Improvements Committee's Report No. 1, dated 28th April, 1915) showing that the scheme will cost Rs. 46,82,150 gross and Rs. 34,71,350 nett, which is easily covered by the Board's margin for expansion of their programme. This was found in the 1913 forecast to be 95 lakhs and has since been drawn on to the extent of only 5·17 lakhs in the Undria Street Improvement scheme.

(*e*) A statement specifying the lands proposed to be acquired, aggregating 58,277 square yards in area.

(*f*) A statement containing the names of persons who have dissented with the reasons for their dissent.

(*g*) Two Schedules—the first containing the rateable value, as entered in the Municipal Commissioner's Assessment Books at the date (23rd April, 1914) of the publication of the notification of the scheme under Section 27 of the Act, of all lands proposed to be acquired, and the second shewing the rateable value of all other lands situated wholly or partially within 80 feet from either side of the streets to be formed or altered in executing the scheme.

5. Pursuant to the provisions of the Act, a copy of the notification of the scheme was communicated to the President, Municipal Corporation, on 23rd April, 1914, but no formal representation under sub-Section (1), section 27 has been received from that body. I would however call attention to paragraph 3 of the Improvements Committee's Report No. 1, dated 28th April, 1915, from which Government will understand why the Board do not feel justified in deferring this application any longer. Since the Trustees passed their Resolution No. 126, dated the 28th April, a firm of solicitors acting on behalf of the owners of one of the notified properties consisting of 11,317 square yards of land with small houses and work sheds on it, the

whole assessed at Rs. 20,400, have served the Board with notice under Section 27-B of the Act requiring the Trustees to acquire the property in question or to withdraw from acquisition, alleging that, before the date of notification, they had prepared plans for a new set of buildings on the Parel Road frontage.

6. I understand that the Committee appointed to draft the municipal representation on this scheme last met on 21st January, 1915, and that they then decided to recommend the Corporation to move Government to defer the scheme until the Trust should be in a position to undertake improvement schemes. This Committee's report was put down for consideration in the municipal agenda for March, but was not ready in time. It was included in the April agenda, but was again not ready. It was put in the May agenda, and I believe it is not ready yet.

7. With reference to the Committee's proposed recommendation, I need only refer you to Government Resolution No. 7230 of 20th December, 1911, on Scheme 37, which dealt with the next section southward of the section of the Eastern Avenue comprised in Scheme 43 now under report, and particularly to paragraphs 3, 12, 13, 14 and 19 and the remarks of Government in paragraph 6 against items (4), (7) and (9), and remind you that the provision of a main arterial avenue by broadening Parel Road was one of the main items in Government's 1909 programme for the development of Bombay, and that the Bombay Development Committee's recent report recognises (*vide* paragraph 36) the urgency of this work.

8. There is no advantage whatever to be gained by deferring this work. On the contrary, we have already learnt by bitter experience that delay means increase in cost. The cost of the proposed scheme is very heavy as it is, but it is light compared to that of the Sydenham Road section of this artery. It will be seen from the figures on the appended plan of the whole Eastern Avenue that the cost per furlong of the 100′ Sydenham Road is estimated at no less than Rs. 12·9 lakhs, whereas the cost of the present scheme is estimated at Rs. 4·8 lakhs per furlong. It is certain that if we defer the scheme long enough the cost will rise rapidly and may in time reach that of Sydenham Road. Already we have one huge building in it, the acquisition of which will cost at least Rs. 2 lakhs more than what the property was worth in 1905, when this building was substituted for the small buildings that preceded it; and the notice referred to in paragraph 5 above shows that this danger of delay leading to enhancement in cost of acquisition still exists. The Trust are accordingly pushing on with their schemes for this main avenue and will shortly apply for Government sanction to the last outstanding link in it, *viz.*, the section from Byculla Bridge to Lal Bag.

9. Although the Eastern Avenue is technically a street scheme, it is an essential item in the Trust's general scheme for the sanitary regeneration of Bombay and therefore as important as any direct improvement scheme of the same cost can be, because it provides means of rapid transit along a line which is easily accessible from large areas in the northern and as yet for the most part not seriously over-congested half of the Island, so as to make migration from the overcrowded slums in the south feasible.

10. On the only point in connection with this scheme on which I have ever had any doubt, *viz.*, the question of width, my doubts have been set at rest by what I learnt while recently on leave of the rapid development of small motor car traffic at home in recent years. This is bound to spread to India in time if only amply wide roads are provided; and already the number of motor vehicles registered for use in Bombay City has risen from 1,015 in 1910 to 2,193 in 1914 in spite of bad and narrow roads. With a rapidly increasing motor traffic it is clearly essential that the breadth of the main spine road of Bombay should be well in excess of the requirements of existing traffic and should err rather on the high side than on the low; and seeing that the cost of the scheme now submitted with a 120′ road is only Rs. 4·69 lakhs or 15·5 per cent. higher than the cost would be if the road were made 100′ broad, I am sure that the Trust are doing the best thing for the future interests of the city in adopting the broader road. Scheme 37 provides for a 120′ breadth at the north end of

Sydenham Road where it debouches into Parel Road; and under the schemes approved by the Trust this 120′ breadth with an 80′ carriage-way will be continued 3¼ miles upto Elphinstone Road, from which point to Sion Causeway—a distance of 3⅛ miles—the breadth will be 150′.

11. I trust that Government will accord their sanction to the scheme at an early date.

T. R. No. 237 *of* 21*st September* 1915.

Considered the following Report No. 2 dated the 10th September 1915 of the Improvements Committee :—

References :—Item No. 4 of the proceedings of the Board dated 2nd December 1913, item No. 6 of the proceedings of the Board dated 7th July 1914, Trustees' Resolutions Nos. 162 and 163 dated 21st July 1914, Trustees' Resolution No. 176 dated 4th August 1914, Trustees' Resolution No. 226 dated 6th October 1914 and Trustees' Resolution No. 236 dated 27th October 1914.

1. We attach—

(*Appendix* **A**)* Copy of the notification.

(*Appendix* **B**)* Statement showing the dates of publication of the said notification.

(*Appendix* **C**)* Statement giving the names of the persons who have dissented with the reasons for such dissents (section 28 (2) (*e*)).

2. The Board, by thier resolutions Nos. 226 dated 6th October 1914, and 236 dated 27th October 1914, declared that for the purpose of increasing the existing means of communication and facilities for traffic within the City of Bombay it was in their opinion expedient to alter Parel Road between Byculla Bridge and Lalbaug as shown on Land Manager's plans Nos. 166 and 167 dated 26th October 1914, and directed that a notification of the scheme under section 32 of Act IV of 1898 be published.

3. The notification was accordingly published in the Bombay *Government Gazette* and several local papers on the dates shown in Appendix **B**.* A copy of such notification pursuant to the provisions of section 27 (1) (*a*) of the City of Bombay Improvement Act IV of 1898 as amended by Bombay Act I of 1913 was also communicated to the President of the Municipal Corporation under date the 4th November 1914 and the reply received on the 30th July 1915 is appended * * * (*vide* pages 94-101)

4. Under section 27 (2) of the Act individual notices were served on the owners of properties to be acquired. The last of such notices was served on 20th November 1914, *i.e.*, within the prescribed statutory period. The number of notices served, in respect of 228 separately assessed properties, was 110 and the replies thereto may be classified as under :—

—	—	Separately assessed properties.	Net rateable value.
			Rs.
Dissents	17	28	41,049
Assents	8	26	12,409
No replies	85	174	2,10,535
Total ..	110	228	2,63,993

5. There are four dissents on religious grounds and these relate to notices Nos. 16, 44, 55 & 56.

6. Notice No. 16 is in respect of the mosque in Guzri Bazar. No portion of the mosque proper is proposed to be acquired but only a portion of the passage leading to the mosque. The acquisition of the surrounding properties will much improve the mosque. Moreover we

* Not printed

can probably arrange to let it have a frontage on the new road, whereas now it is blocked out from the road by other buildings.

7. Notice No. 44 is in respect of the Wesleyan Methodist Church, situated immediately to the south of the Victoria Gardens. The acquisition of this church nearly half of which is required for widening Parel Road is unavoidable; but there will be no hardship in this case as the Board will be able to reinstate the church on the part of the site not actually required for the road.

8. Notice No. 55 relates to a chawl immediately to the north of Chinchpokli Fire Brigade Station and a small area of vacant land in the rear and notice No. 56 relates to the vacant land on the north of the chawl. There are a mosque and durga in the rear of the chawl and land above referred to but they are situated outside the limits of the scheme and are not proposed to be acquired. The only hardship about this case is the loss of chawl rent profits which go to support the mosque; the chawl however falls entirely within the line of the road and it is impossible to exempt it from acquisition.

9. Notice No. 53 relates to a small strip of the compound of the New Great Eastern Spinning and Weaving Mill. The area required is so small that it should be possible to acquire it from the mill owners by arrangement. It is difficult to conceive how its acquisition could interfere, as alleged in the dissent, with "the special requisite extension of the mill blocks" but if necessary the Board will be able to negotiate with the owners for the sale to them of adjoining land.

10. Notice No. 67 relates to the Lady Northcote Hindu Orphanage. Although the whole property is notified, only a small portion of the open compound is actually required for widening Parel Road. It would be quite possible to arrange with the governing body of the orphanage for them to retain the main building and the portion of the compound not actually required for widening the road.

11. Notice No. 110 relates to three chawls belonging to the Jam Manufacturing Co., Ltd. and situated between their mill and the public street. The access to the mill is from the space between the two front chawls and will still be available under the scheme. The plea that the three chawls to be acquired are wanted for the proper working of the mill is not likely to be substantiated. It is only in one of them that any of the mill hands live.

12. The rest of the dissents are based on various reasons, *viz.*, that the owner is unwilling to part with his property; that the property is very valuable and is a good investment; that the property is wakf; that the owner has no authority to sell the property without an order of the court; that as only a portion of the front building is required for widening Parel Road, the whole property cannot be acquired by the Board and that the property is a source of maintenance of the owners. These reasons are not such as would justify the exclusion of any of these properties from the scheme. The owners will receive full compensation for their properties and will have the option of negotiating with the Board for the retention of such portions of their properties as are not actually required for widening the road.

13. As regards Municipal properties included in the scheme, the following statement gives the notice No., ward, description of property, conditions subject to which the Corporation are willing to part with them and brief remarks on these conditions:—

* * * * *

14. On consideration of these dissents we do not find any reason to modify the scheme as notified.

15. There remains the representation received from the Municipality. This amounts to a recommendation that the scheme should be modified so as to make the Parel Road 80′ instead of 120′ broad. The representation contains no objection to the scheme which had not been considered by us when we originally submitted it to the Board for notification except the objection that the scheme exhausts nearly all the Board's estimated resources and that the effect of the war may be to reduce those resources to less than the scheme requires. We think that for the reasons given in Mr. Orr's speech in the Corporation debate on this cheme,

these objections are not valid and that there is no good reason for making any modification in the scheme as notified.

16. The proposed 120′ road is to be laid out as an 80′ carriage-way between 20′ footpaths as decided in Trustees' Resolution No. 113 dated the 23rd May 1911.

The only change in the estimates since the Board ordered notification of the scheme is under the heading of works. In the estimates placed before the Board on the 7th July 1914, a sum of Rs. 10 lakhs was provided for works. This allowed for the construction of a sub-way for electric cables and service mains along each side of the road. It has since been decided in consultation with the Municipal Engineer to omit these sub-ways as they are not likely to be fully utilized. Hence the reduction of cost of works to Rs. 5,96,000.

The revised estimates are as follows :—

Cost of acquisition including 10 per cent. for management and establishment	Rs. 67,17,700
Cost of works	„ 5,96,000
Total outlay ..	Rs. 73,13,700
Deduct—Recoupment	„ 20,14,100
Loss—Exclusive of interest and sinking fund charges ..	Rs. 52,99,600

	Sq. Yds.
Area of set-forwards	1,706
„ „ building sites	61,070
„ „ roads, passages, etc.	104,173
Total ..	166,949

17. We recommend by a majority, Mr. Wacha entirely dissenting, that the scheme as notified may be submitted to Government for sanction.

Letter No. 2719 *dated* 29*th July* 1915, *from the President Municipal Corporation to the Secretary to Government, General Department.*

With reference to the correspondence ending with your letter No. 4811, dated the 16th June 1915, I have the honour by desire of the Municipal Corporation of the City of Bombay, to address for the consideration of Government the following representation regarding the City of Bombay Improvement Trust's Parel Road (Central and Northern) Street Schemes, Schemes Nos. 43 and 47.

2. By my predecessor's letter No. 2739, dated the 23rd July 1914, to the Chairman, Bombay Improvement Trust, a copy of which was forwarded to Government under this office No. 2740, dated the 23rd July 1914, the Improvement Trust were informed that the Corporation were unable to express their views in regard to the Parel Road (Central Street Scheme, as nothing was then before them on which they could form any opinion as to the desirability of undertaking the scheme in preference to long delayed schemes for the improvement of insanitary areas, and they were requested to favour the Corporation with all available data concerning the existing width of the road at different points, the volume and character of the traffic on the road and other details on which the Board appeared to have considered it expedient to formulate the street scheme. The Board were also moved to await the Corporation's representation before submitting the scheme to Government. It was, moreover, represented that as the Board then contemplated notifying another scheme in respect of widening the Parel Road from Byculla Bridge to Lalbaugh, the Corporation might be allowed reasonable time to make their representation in regard to both the schemes.

3. In reply the Board were good enough to intimate, under their letter No. 5629, dated the 10th August 1914, that they had decided not to press the Corporation for their represen-

tation in regard to the Parel Road (Central) Street Scheme until the scheme in respect of widening the northern section of the road was ready for them to deal with. They were also good enough to forward statements giving the widths of Parel Road at a number of places and details of the traffic census taken at different points on the 28th October and 4th November 1914. These statements together with the letter of the Chairman of the Board, No. 28, dated the 4th January 1915, and copies of the excerpts and notes referred to therein, and the Trust's letter No. 66, dated the 6th January 1915, forwarding the most recent estimate* of the cost of the two schemes, inclusive of the cost of dealing with the two represented areas of Guzri Bazar and Tulsirampada, are appended hereto.

4. After careful consideration of these particulars and making due allowance for the fact that the traffic census was taken at a time when owing to circumstances arising out of the war, the work at the docks and other places was less than the normal, the Corporation are of opinion that no case has been made out for undertaking, at the present stage of the Trust's operations, the schemes for the widening of Parel Road in preference to long deferred improvement schemes which call for urgent attention. The width of the existing road comprised in the central section scheme varies from 65'-3" to 85'-9" and that of the road comprised in the northern section varies from 55'-7" to 78'-6". The Corporation are of opinion that this width is amply sufficient for the traffic passing over this road. Neither do they share the anticipations of the advocates of the schemes that the traffic in the locality would be so extensively developed in the future as to render imperative the widening of the road within a short time.

5. At the outset the Corporation desire to point out that these schemes have been designed purely and simply with the object of improving channels of communication. They do not at all come under the category of what are described as ventilation schemes—street schemes designed either wholly or partly to remedy the defective ventilation of congested portions of the City. It is no doubt true that they happen to touch the unhealthy areas of Guzri Bazar and Tulsirampada. But the proposed improvement of these areas is merely incidental to the main scheme of road widening. It may be noted that Guzri Bazar originally formed part of the scheme for the improvement of East Agripada sent up by the Trust to Government. Owing, however, to want of funds necessitated by the hypothecation of all the resources of the Trust to street schemes the improvement scheme had to be revised with a view to reducing the cost and the Guzri Bazar portion, admittedly an insanitary area, was left out in the revised scheme. As regards Tulsirampada the Corporation understand that out of 2,700 one-room tenements, 2,300 tenements comply with the 63½° rule, the standard for ventilation laid down by the Trust. The Parel Road Schemes are therefore purely street schemes and could be justified only on the grounds of exigencies of traffic, whereas the Corporation beg to submit that the requirements of traffic by no means call for the widening of Parel Road as contemplated by the schemes which appear to have been based on a fundamental misapprehension as to the volume of traffic that will pass along the road. No doubt, the tendency of traffic will be to increase in proportion to the expansion and prosperity of the City, but against that normal factor of increase have to be set off certain special factors which will divert a considerably large amount of the existing and future traffic along the road to other channels of communication within a very short time. There is now a consensus of opinion, and that opinion has been concurred in by the Bombay Development Committee, that the industrial development of Bombay in its manifestations of mills, factories, &c., tends naturally towards the area in the north-eastern corner of the island and extending into Salsette, and the Development Committee rightly recommend that all offensive trades and other factories and large industries should be restricted in future, to that area. With the location of these undertakings in the north-east, and the transference of the Cotton Green to Sewri, the traffic passing along Parel Road, will be greatly diminished. The tendency naturally will be to use the direct route to the Causeway at Sion, Frere Road and Reay Road, the last two roads having now been connected by a 90' road to which the stream of traffic will continue to be diverted. The amount of traffic will be further reduced

* Not printed.

by the Harbour Branch Railway which will carry a large quantity of shipment to the docks, and it seems to the Corporation unreasonable to assume that this marked diminution of traffic will be more than counterbalanced by the increase in cross traffic from the east. No doubt, there will be a gradual increase in motor-car traffic, and the ardent advocates of speedy locomotion will not be satisfied with the existing width of the road. This consideration, however, cannot at all justify the heavy financial outlay and the grievous sacrifice of other vital interests of the City involved in the schemes under discussion. The Corporation therefore hope that a width of 80′ for this road will be considered sufficient. The width of the road is, however, less than 80′ in certain places, and the Corporation recommend that steps may be taken to secure a uniform width of 80′ all along this road.

6. Further, I am desired to submit that the legislature has deliberately provided a distinct mode of procedure for dealing with cases such as this in which the necessity for improvement is not pressing, but in regard to which it may be deemed expedient to provide for the future without recourse to the expensive procedure of ordinary street schemes. That procedure has been embodied in section 32A of the Trust Act, which was incorporated in the Act when it was amended by Bombay Act No. I of 1913. Under this section the Board has been empowered to make deferred street schemes for the widening of streets in respect of which it is not considered expedient to immediately acquire properties lying within the proposed lines. The Corporation are emphatically of opinion that if it is at all deemed desirable to provide at this juncture for the ultimate needs of traffic along Parel Road, the Trust should proceed under this section, whereas instead of proceeding under this section, so as to conserve its resources for improvement schemes, the Trust Board persists in the policy of hypothecating all its resources to costly road schemes.

7. It has been repeatedly urged that the cost of acquisition in such cases is almost doubled within 20 to 30 years. The Corporation do not anticipate that the difference in the cost of acquisition under deferred street schemes as compared with that under ordinary street schemes will be so great, but even assuming for the sake of argument that the cost will be doubled within 30 years, the incidence of the burden of expenditure to the City will not be excessive and certainly not so iniquitous and oppressive as it would be now. It is a burden which may well be transferred to the next generation for whose benefit the present heavily taxed generation has cheerfully undergone, and is undergoing, enormous sacrifices and in no department more strikingly than in that of providing channels of communication and other schemes for the improvement and expansion of the City.

8. The most fatal objection, however, to the schemes is that they would absorb altogether all the available, resources at the disposal of the Trust while grossly insanitary areas have been clamouring for improvement. The latest forecast of the Trust's finances shows that the present value of the available resources aggregates 90 lakhs, which is the measure of the extent to which the Trust can undertake losing schemes outside their present sanctioned programme. It is on the strength of this margin that the schemes under reference involving a loss estimated at Rs. 87,71,600, are proposed to be launched, leaving absolutely no margin to draw upon for any improvement scheme. The Corporation may point out that these estimates were framed in the year 1913 based on assumed valuations of the extensive areas of vacant land vesting in the Trust under the different schemes and assumed periods during which the areas would be leased. It is now for consideration whether in consequence of the war and its after effects the estimates should not be modified. The Corporation feel certain that if a revision is undertaken, there would be a material reduction in the amount available for undertaking further schemes. They further desire to call attention to section 80 of the Bombay Improvement Act under which in the event of default by the Board the entire liability of the Trust devolves on the Corporation and they request that in view of the altered circumstances due to the war Government will be pleased to call for a revision of the estimates. Assuming, however, for the sake of argument that the estimate still hold good, the Corporation submit that the present proposal to apply all the available resources to the widening of Parel Road stands condemned as being but a fresh illustration of the misguided policy pursued by the Trust during recent years. Although the

primary object for which that body was brought into existence was the sanitary regeneration of the City, it has kept schemes for the betterment of congested areas in the background and shown a marked partiality for schemes for the improvement of communications wholly repugnant to the provisions of the statute under which it acts and entirely unwarranted alike by the state of its resources and the exigencies of the health of the City. While the total estimated cost of the street schemes hitherto undertaken by the Trust aggregates Rs. 5,92,07,000, improvement schemes estimated to cost only Rs. 1,76,11,000 have been so far taken in hand, although the crying need of the City is slum improvement. The Corporation, therefore, feel constrained to call attention once again to the efforts made from time to time to impress upon the Trust the necessity for carrying out the improvement of congested slums of Bombay and the disappointing results of such representations.

9. Ever after the creation of the Trust the Corporation repeatedly urged that side by side with large ventilation street schemes contemplated by the legislature the Board should take in hand small improvement schemes by which the most insanitary areas in the City could be gradually removed. Nothing, however, of any importance was done in that direction for several years. In the year 1903 the late Mr. W. L. Harvey, therefore, felt constrained to write:—

> "I am far from wishing to criticise adversely the line of action pursued by the Improvement Trust Board, of which I am a member, and with the general policy of which I have always been in accord. But I think there is hardly a member of the Board who would not agree with me in the statement that the commencement made was somewhat precipitate. The programme of works to be undertaken at once, comprising three street schemes and an improvement scheme had been drawn up and was accepted without question as feasible and proper; all the difficulties had not been foreseen or provided for, and the result is that the work done, though certainly beneficial and dealing with several insanitary areas, has not yielded that advantage as an actual plague measure which it was in the first instance undoubtedly intended to afford. This has of course been the subject of public criticism, and *it is a fair question for consideration whether the immediate treatment of insanitary areas from which disease radiates to the surrounding localities is not of greater urgency than the construction of streets through the City.*"

10. The Board was at the time so impressed with the soundness of the views put before them by Mr. Harvey in this letter that they thereupon unanimously resolved, *vide* their resolution No. 118, dated the 27th April 1904, that the Commissioner be informed that the Trustees were in a position financially to undertake a few small improvement schemes and that they would endeavour to *take up such schemes and to carry them through as expeditiously as possible* if the Commissioner would furnish them with a small list of the areas which in his opinion should be dealt with urgently. Representations for the improvement of the marginally-noted areas were accordingly submitted by the Commissioner. Subsequently, further representations were made by the Commissioner for the improvement of Ghorupdeo Koliwada, Tulsirampada and Worli Village. With the exception of Nowroji Hill and Vandekar Lane and portions of the areas comprised in the East Agripada Scheme, and a portion of 2nd Nagpada, all those areas are yet awaiting the attention of the Trust, but whilst these centres of insanitation and disease have still remained untouched on the ground of want of funds, costly street schemes are being constanty launched from time to time.

1. Nowroji Hill.
2. Kalapani, Madanpura, Tank Pakhadi.
3. Middle Colaba.
4. Kamatipura.
5. 2nd Nagpada.
6. Vithalwadi, Telwadi.
7. Guzri Bazar.
8. Umarkhadi.
9. Kolbhatwadi.
10. Vandekar Lane.

11. Often and often was it pointed out to the Trust that plague had to be dealt with as endemic in Bombay and that the class of people who suffered most from its ravages should be removed and housed in such a manner that their surroundings could be regularly supervised. Often and often have the Corporation and the public complained that the Trust Board have

turned a deaf ear to this most urgent and pressing demand of the City. In a recent report the Health Officer once more echoes this bitter complaint. In his report for the quarter ended 31st December 1914, he observes :—

> "One of the greatest and most far reaching reforms presented by the Health Department over ten years ago referred to the insanitary areas in the City, after due consideration of which by the then Commissioner, Mr. Harvey, and the Corporation a representation was made to the Improvement Trust. If during those ten years these areas had been improved, it would not be exaggerating to say that the reduction in the mortality would have been more marked, the work of the Health Department much facilitated and the condition of the City much improved."

12. No more indictments are needed to show how culpable has been the neglect of the Board in respect of slum improvement. This neglect appears all the more appalling when the relative advantages of the street schemes and the improvement schemes already carried out by the Trust are compared with the cost entailed in respect of each of the two sets of schemes. The present value of loss on improvement schemes is estimated at Rs. 77,72,000 against Rs. 2,35,48,000, the estimated present value of loss on street schemes. If the loss on account of the Parel Road Schemes is included, the estimated present value of loss on street schemes would be Rs. 3,20,00,000. How disproportionate is the attention bestowed on these two methods of improvement and how enormous is the burden thrown on the City in respect of improvement of roads will be still better realized when it is remembered that in addition to the amounts spent by the Trust on the constructon of new roads and improvements of existing roads, the Corporation have been spending annually nearly Rs. 10 lakhs on the same purpose. Their annual budget provisions for street improvement vary from Rs. 4 to Rs. 8 lakhs and they have to set aside Rs. 4 lakhs every year for interest and sinking fund charges in respect of loans already raised for the purpose of road widening and provision of improved communications. How baneful in its consequences has been this disparity may be seen from the statements of mortality in the different sections of the City comprising the insanitary areas in respect of which representations have been made to the Trust, pestilential areas through which disease radiates and vitiates the entire health conditions of the City, areas for the improvement of which the Trust was primarily constituted. In the report above mentioned the Health Officer emphatically pronounces his opinion that a large number of lives could have been saved if the improvement of these areas had been undertaken by the Trust. As separate figures for the improved areas are not available, it is not possible to indicate precisely the effect of the improvement on the health of the localities dealt with under improvement schemes, especially in the case of Mandvi Koliwada and Bhatwadi which form very small portions of their respective sections. In the case of 1st Nagpada, however, the results are more marked as the improved area covers almost the whole of the populated portion of this section and it may be noted that the Nagpada Improvement Scheme, the loss on which was only about Rs. 23 lakhs, has resulted in the saving of hundreds of lives. During the five years preceding the improvement of the area the rate of mortality for this section was 85·64 against the rate of 63·19, the quinquennial average for the whole city. After the improvement the quinquennial average was 45·51 against 45·99, the average death-rate for the whole city during the years 1906 to 1910. From the year 1911 to the year 1914 the average death-rate was 31·45 against the average of 35·11 for the whole city. This one instance is enough to show what a vast improvement in the health of the City could have been effected had the Trust bestowed adequate attention to the improvement of overcrowded and unhealthy areas.

13. It will be remembered that section 23 of the Trust Act rendered it obligatory on the Board to take into their consideration representations duly made to them for the improvement of insanitary areas and to forthwith proceed to execute improvement schemes if they were satisfied of the truth of the representations and of the sufficiency of their resources to undertake the schemes. The Board, however, ignored their obligations expressly imposed upon them by the legislature and shelved for several years official representations made to them for improvement schemes. When the Act was under amendment in the year 1912

they represented that this provision unduly hampered them and they asked that discretion in the matter of relative urgency of the schemes should be vested in the Board. It was, therefore, proposed that a proviso be added to the section giving the Board the liberty to postpone making a scheme for the improvement of such areas until such time as they may deem expedient if they were satisfied that it was inexpedient forthwith to proceed to make such schemes. When the amending Bill was referred to the Corporation, they submitted to Government that the objections which they had to the proposal to do away with the compulsion put on the Board under the section would be obviated *only if the constitution of the Board was revised and the City's representation on it was strengthened as already suggested*, and they asked that under the proposed addendum to the section *the Board should be required to put on record the reasons for which they decided to defer schemes for the improvement of represented areas.* This last suggestion was accepted by Government, but the constitution of the Board has remained untouched. Section 23 as thus amended runs as follows :—

"When an official representation as hereinafter mentioned is made to the Board that within certain limits in any part of the City either—

(1) any buildings used, or intended or likely to be used, for human habitation are unfit for human habitation or

(2) the narrowness, closeness and bad arrangement or the bad condition, of the streets and buildings, or groups of buildings within such limits, or the want of light, air, ventilation, or proper convenience, or any other sanitary defects, or one or more of such causes are dangerous or injurious to the health of the inhabitants either of the building within the area of such limits, or of the neighbouring buildings; and that the evils connected with such buildings and the sanitary defects in such area cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and reconstruction of the streets and buildings within such areas or of some of such streets or buildings; the Board shall take such representation into their consideration, and if satisfied of the truth thereof, and of the sufficiency of their resources, shall pass a resolution to the effect that such area is an unhealthy area, and that an improvement scheme ought to be made in respect of such area, and after passing such resolution they shall forthwith proceed to make a scheme for the improvement of such area. But the Board shall be at liberty to postpone making a scheme for the improvement of such area until such time as they may deem expedient, if they are satisfied for reasons to be recorded by them that it is inexpedient forthwith to proceed to make a scheme for the improvement of such area."

14. It will be seen that even the amended section does not absolve the Board from the obligation to "take such representation into their consideration," and that it merely allows them the discretion to postpone improvement schemes if deemed expedient, subject to the understanding that they should put on record the reasons for which they arrive at such a decision. The Board have, however, failed up to the present moment to comply with the provisions of this section and have not recorded any reasons for shelving the proposed schemes. Under the amended section the Corporation have the right to appeal to Government if the Board put off schemes for the improvement of represented areas on impeachable grounds. But by ignoring their obligation to record the reasons for postponing the proposed improvement the Board have deprived the Corporation of their right of appeal. The Corporation emphatically protest against such a procedure being followed by the Board in defiance of the express provisions of the law.

15. Not only have the Board ignored the provisions of the law in respect of improvement schemes, but they have also discarded the provisions of section 32A of the Trust Act in respect of deferred street schemes, which was, as has been already pointed out, deliberately incorporated in the year 1912, so as to save the present generation of tax-payers from the crushing burden of schemes for the widening of streets in regard to which immediate acquisition of properties is not necessary. The Corporation take this opportunity of entering their protest against this default also.

16. The Corporation respectfully beg to represent to Government that this neglect on the part of the Trust Board once again emphasizes the necessity for amending the constitution of the Board so as to strengthen the City's representation on it. The Corporation have repeatedly urged that they should have a larger representation on the Board, commensurate with the financial liability thrown on them. Over and over again the representatives of the Corporation have found themselves in a hopeless minority when important questions concerning the policy of the Trust are considered by the Board. Over and over again have they made united and strenuous efforts to induce the Board to undertake the work of slum improvements, but in vain. The Corporation, therefore, once again pressingly urge upon Government the need for a more direct and adequate representation of the Corporation on the Board.

17. It has been urged in defence of this neglect of duty that experience demands a modification in the Trust's system of slum improvement ; that if the method adopted by the Trust in respect of improvement schemes already carried out were to be followed in respect of schemes for the improvement of other areas, which, according to the Hon'ble Mr. Orr's calculations cover about 1,200 acres, the cost of dealing with all the slums of the city would amount to 15 crores of rupees at the estimated rate of 1·25 lakhs per acre, and that in view of the enormous outlay involved, it is proposed in future to proceed in respect of improvement schemes on the lines of what is known as the Birmingham system, the essence of which is to throw the whole cost of improvement on the owners of properties ; that an experiment is now being carried out on those lines at Undria Street, and that if that proves a success other slums would be tackled on the same lines. The Corporation do not desire at this stage to enter upon an examination of the two systems. They only wish to point out that the estimate of 1·25 lakhs per-acre for slum improvement seems excessive compared with the actuals for the improvement of 117 acres comprised in the schemes already undertaken which give an average of ·66 lakh per acre. Assuming, however, that the enhanced estimate is correct, the Corporation beg to submit that the Trust Board are not bound to proceed on the lines of wholesale acquisition and demolition. It is, as it always was, perfectly open to them to carry out the improvement of congested areas on the lines of the Undria Street Scheme.

18. When the Corporation were invited in the year 1908 to offer their views on the subject of the development of Bombay, they had placed schemes for the removal of insanitary areas and abatement of overcrowding in the forefront of the programme, giving a subordinate place to schemes for improved channels of communications (*vide* President's letter to Government, No. 4704, dated the 27th October 1908). Once again in connection with the Crawford Market to Sandhurst Road Street Scheme, the Corporation emphasized that view and protested against that very costly street scheme being carried out to the detriment of improvement schemes. It was, however, represented at that time that as Government had then undertaken to secure for the Trust an annual subsidy of Rs. 4½ lakhs, the work of improvement of insanitary areas would no longer be deferred. At that time all the bodies concerned, *viz.*, the Corporation, the Trust and Government were agreed that it was imperatively necessary to concert measures for placing the Trust in a position to proceed with the work of improvement without further delay. What importance Government attached to this work is shown in the following paragraph of the letter to the President from the Secretray to Government, General Department, No. 7954, dated the 6th November 1913 :—

> "The Governor in Council has long since recognized the necessity of the revenues of the Trust being supplemented by a regular annual income which would enable it to deal effectively with the numerous congested and insanitary areas in the City which have been or likely to be 'represented' under section 24 of the Act, but which so long as the attention of the Trust was concentrated on the initiation of the larger projects, and its revenues were devoted to the execution of the latter, had necessarily to remain untouched."

The promised assistance has not, however, yet been forthcoming. A Bill was, no doubt, introduced some time ago in the Legislative Council further to amend the City of Bombay Improvement Act so as to legalize the levy of a surtax on transfers of land and house property

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in the Town and Island of Bombay with a view to assigning the special revenue to the Trust. As, however, this Bill completely ignored the original understanding as to the extent of the City's obligations towards financing the Trust and the basis of the recent revision of the financial provisions of the Trust Act and the specific understanding as to the source from which additional revenue for strengthening the financial position of the Trust should be derived, the Corporation had to enter their emphatic protest against that Bill. The matter is still under the consideration of Government and it is not unlikely that the settlement of that vexed question will take a long time yet. This being the situation, the Corporation are of opinion that the Board should suspend for a time the widening of Parel Road and that they should, in the meanwhile, apply their available resources to the improvement of a few at least of the several insanitary areas brought to their notice nearly a decade ago or of such other areas as the Broad may consider advisable or expedient to deal with immediately, deferring street schemes until the health of the City has been materially improved.

19. It will, perhaps, be urged that the Parel Road forms part of a settled scheme for the Eastern Avenue, and that the enormous expenditure already incurred on the northern and southern sections of that avenue would be practically thrown away if this central portion, were to be kept in its present condition for several years. The Corporation desire to point out that even the Improvement Trust Board have not thought it necessary that the different sections of this avenue should have a uniform width. On the north the prescribed width is 150 feet, in the centre it is proposed to be 120 feet and for the south it is only 100 feet. It will not therefore matter much if the central section is 20 feet narrower instead of being 20 feet wider than the southern section, as has been proposed, especially in view of the fact that the traffic in this portion is likely to be considerably diminished as pointed out in paragraph 5 of this letter. Even if considerations of uniformity or symmetry or of convenience and comfort demand a widening of this section, surely it is not too much to ask that the vital interests of the City, the health and lives of thousands of people should not be so persistently sacrificed on the altar of the Eastern Avenue.

After discussion, it was resolved—

RESOLUTION No. 237.—The question should be postponed for one week.

T. R. No. 282 of 4th November 1915.

Resumed consideration, with reference to item 1 of the proceedings of the Board dated the 2nd November, 1915 of the Report of the Improvements Committee, No. 2 dated the 10th September, 1915, *re* : Scheme No. 47 Parel Road (Northern) Street Scheme.

Mr. Gamudia and the Chairman addressed the Board in turn. Sir Ibrahim Rahimtoola having again addressed the Board, the Chairman moved the following proposition:—

" The Report is adopted.

2. The Scheme is approved and should be submitted to Government for sanction."

Sir Ibrahim Rahimtoola moved the following as an amendment :—

1. The Report of the Improvements Committee is recorded.

2. Government should be informed that on further consideration the Board have resolved that :—

(1) they do not wish to proceed with the Parel Road widening Schemes, the loss on which as estimated by the Chairman is 88 lacs,

(2) the present available resources of the Board shall be utilized in carrying out improvement schemes for the sanitary welfare of the City and the construction of chawls for the poor, the two primary objects for which the Trust was constituted by law,

(3) the Chairman be requested to revise his estimates of the available resources in view of the changed conditions brought about by the European War,

(4) the Board wish respectfully to invite the attention of Government to the fact that the annual subvention of Rs. 4½ lacs promised to them nearly 4 years ago has not yet been made available.

The amendment being put to the vote was *lost*.

A poll being demanded was taken with the following result :—

For.	*Against.*
Sir Bhalchandra K. Bhatwadekar.	Sir Vithaldas D. Thackersey.
The Hon'ble Sir Ibrahim Rahimtoola.	Major Hepper.
Mr. Wacha.	Sir Sassoon David.
Mr. Gamudia.	Mr. Whyte.
	Mr. Simcox.
	The Hon'ble Sir Frederick Sprott.
	Br.-Genl. Knight.
	Mr. Cadell.

The Chairman's proposition was then put to the vote and was *carried*.

A poll being demanded was taken with the following result :—

For.	*Against.*
Sir Vithaldas D. Thackersey.	Sir Balchandra K. Bhatwadekar.
Major Hepper.	The Hon'ble Sir Ibrahim Rahimtoola.
Sir Sassoon David.	Mr. Wacha.
Mr. Whyte.	Mr. Gamudia.
Mr. Simcox.	
The Hon'ble Sir Frederick Sprott.	
Br.-Genl. Knight.	
Mr. Cadell.	

It was accordingly resolved—

RESOLUTION No. 282.— The Report is adopted.

2. The scheme is approved and should be submitted to Government for sanction.

Letter No. 7786 of 11th November 1915 from the Chairman, Bombay Improvement Trust, to the Secretary to Government, General Department.

Eastern Avenue.

I have the honour, on behalf of the City of Bombay Improvement Trust, to apply, in accordance with sections 28 and 32 of Bombay Act IV of 1898, for the sanction of Government to the Board's Scheme No. 47, Parel Road (Northern) Street Scheme, which has been prepared and duly notified in accordance with the provisions of the Act.

2. The scheme provides for widening Parel Road from Byculla Bridge to Lal Bag, a distance of 11¾ furlongs, to 120', the present width varying from 58' to 76'. The 120' is to be laid out as a first class concrete bottomed road, consisting of a tar macadam carriageway 80' wide with a 20' paved footpath on either side.

3. To supplement this description of the scheme, I append—

(*a*) Trustees' Resolutions Nos. 226, dated 6th October, 1914, and 236, dated 27th October, 1914, approving the scheme in accordance with the Improvements Committee's Report No. 3 of 19th September, 1914.

(*b*) Improvements Committee's Report No. 2, dated the 10th September, 1915, which shows (paragraphs 4 to 14) how the few dissents received from owners have been considered, sets out (paragraph 16) the main figures of cost and areas in the scheme and explains the one modification made in the scheme since it was notified, *viz.*, the omission of the proposed sub-ways.

(*c*) Trustees' Resoulution No. 282, dated the 4th November, 1915, adopting the Improvements Committees' report and giving final approval to the scheme.

4. I also append as required by section 28 (2) of the Act.—

(*d*) Full particulars of the scheme.

(*e*) Plans Nos. 166 and 167, dated 26th October, 1914, with estimates (*vide* paragraph 16 of Improvements Committee's Report No. 2, dated 10th September, 1915) showing that the scheme will cost Rs. 73,13,700 gross and Rs. 52,99,600 net.

(*f*) A statement specifying the lands proposed to be acquired, aggregating 110,622 square yards in area.

(*g*) A statement containing the names of persons who have dissented, with the reasons for their dissent.

(*h*) Two Schedules—the first containing the rateable value, as entered in the Municipal Commissioner's Assessment Books at the date (5th November, 1914) of the publication of the notification of the scheme under section 27 of the Act, of all lands proposed to be acquired, and the second showing the rateable value of all other lands situated wholly or partially within 80 feet from either side of the streets to be formed or altered in executing the scheme.

5. Pursuant to the provisions of the Act, a copy of the notification of the scheme was communicated to the President, Municipal Corporation, on 4th November, 1914, and the representation received from him under sub-section (1), section 27 will be found printed at the end of the Improvements Committee's Report No. 2* of 10th September, 1915 (pages 6 to 12). It will be seen from paragraph 15 of that report that, for the reasons given in my speech in the Corporation debate on this scheme, a printed copy † of which is hereto appended, the Municipality's objections are considered, not valid. The *pros* and *cons* of the scheme have since been debated at considerable length in the Trust's debates and there has been consequent delay in the submission of this scheme. I have now to point out that the period of one year referred to in section 27-B of the Act since the notification of the scheme expired on the 5th instant.

* *Vide* accompaniment 2.

† *Vide* accompaniment 9.

6. It will be seen from Trustees' Resolution No. 282 ‡ of 4th November, 1915, that the four Municipal representatives on the Trust have voted against the scheme. The principal points they raised, apart from those raised in the Corporation and dealt with in my printed speech, were dealt with in my final speech in the Trust, copy § of which is appended for the information of Government. All that I have said in paragraphs 7 to 10 of my letter No. 3452 of 15th May, 1915, on Scheme 43, Parel Road (Central), applies equally to this Scheme 47, Parel Road (Northern).

‡ *Vide* accompaniment 3.

§ *Vide* accompaniment 10.

7. I trust that Government will accord their sanction to the scheme at an early date.

Government Resolution (General Department) No. 2670 dated 12th April 1916 according sanction to schemes Nos. 43 and 47 Parel Road Central and Northern Street Schemes.

(Referred to in paras 1 and 28).

Letter from the President, Municipal Corporation, Bombay, No. 2740, dated the 23rd July, 1914.

Letter † from the Chairman, City of Bombay Improvement Trust, No. 3452, dated the 15th May, 1915.

Letter to the President, Municipal Corporation, Bombay, No. 4811, dated the 16th June, 1915.

Letter from the President, Municipal Corporation, Bombay, No. 2450, dated the 16th July, 1915.

Letter * from the President, Municipal Corporation, Bombay, No. 2719, dated the 29th July, 1915.

Letter ‡ from the Chairman, City of Bombay Improvement Trust, No. 7786, dated the 11th November, 1915.

Letter from the Secretary, City of Bombay Improvement Trust, No. 794, dated the 28th January, 1916.

RESOLUTION.—The Schemes No. 43 and No. 47, Parel Road (Central) and Parel Road (Northern), which have been submitted by the City of Bombay Improvement Trust for the sanction of Government under sections 28 and 32 of Bombay Act IV of 1898, provide for the widening of the section of Parel Road lying between Sandhurst Road and Lalbaugh from an average of about 70 feet to 120 feet, and include the improvement of the insanitary areas known as Guzri Bazar and Tulsirampada. They form part of a project for a broad arterial line of communication running north and south from the Crawford Market to Sion Causeway. Two sections of this project have already been sanctioned and are now being carried out, *viz.*, to the south, the construction of a 100-feet road from Crawford Market northwards to Sandhurst Road (the Sydenham Road Scheme), and to the north, the construction of a 150-feet avenue from Sion Causeway to Elphinstone Road and the widening to 120 feet of the existing Supari-baugh Road between Elphinstone Road and Lalbaugh.

2. When the Sydenham Road Scheme was sanctioned in 1911 (Government Resolution No. 7230, dated the 20th December, 1911), reference was made to the detailed investigation undertaken by Government in 1908 and subsequent years concerning the lines upon which the development of Bombay should proceed. It was stated that every important public body in Bombay, and many individual citizens, had been consulted, and that, after the most careful consideration of all the opinions received, Government had drawn up a programme for the future development of the City, which was received with general approval at the time, and which included, as an essential feature, the provision of a main north and south road. It was shown in particular that the Municipal Corporation of Bombay strongly supported the proposal, and had, in their letter No. 4704, dated the 27th October, 1908, represented the widening of Parel Road and its extension as a wide thoroughfare from Pydhoni to the neighbourhood of the Crawford Market as essential. The Parel Road, the Corporation remarked, was the principal thoroughfare of the City, and its inadequate width had become daily more apparent since the electrification of the tramways.

The Bombay Development Committee of 1914 proceeded throughout on the assumption that this project of providing wide channels of traffic, which was an integral feature of the 1909 programme of Bombay development, was to be carried out. The schemes now submitted for sanction, therefore, merely aim at carrying out a policy the principle underlying which has already been fully discussed and generally approved.

† *Vide* pages 91-93. * *Vide* pages 95-102. ‡ *Vide* pages 103-104.

3. The Parel Road (Central) Scheme, No. 43, was notified in accordance with the provisions of the City Improvement Trust Act on the 23rd April, 1914, and was submitted for the sanction of Government on the 15th of May, 1915. The Corporation's representation on the subject was received by Government on the 30th July, 1915.

The Parel Road (Northern) Scheme, No. 47, was, after compliance with the provisions of the Act, submitted to Government for sanction on the 11th of November, 1915. The Corporation's objections to this scheme are included in the representation referred to above.

4. The nett capital outlay on the schemes is estimated at 87·7 lakhs, of which 25 lakhs are proposed to be spent on the Guzri Bazar and Tulsirampada sections, the improvement of which was represented by the Corporation as being necessary in 1905 and 1913 respectively. The present value of the loss anticipated is estimated at 76 lakhs, 32 lakhs in Scheme 43 and 44 lakhs in Scheme 47. Against these are to be set the Trust's available resources as calculated in 1913, *viz.*, 95 lakhs.

5. Most of the arguments advanced in the Corporation's representation were urged against the Sydenham Road Scheme, and were set out and discussed at great length in the resolution of 20th December, 1911, already referred to. It is therefore unnecessary now to examine them in such detail as might otherwise have been desirable. They fall under three main heads :—

(i) that the Trust are neglecting their principal business, the direct improvement of slums, and are spending, and proposing to spend, a quite disproportionate amount of their resources on street improvement schemes ;

(ii) that the present width of Parel Road, which varies from 58 to 86 feet, is sufficient, and is likely to be sufficient for many years to come; and that at the most all that is necessary to provide for is the widening of the narrower parts of the road to 80 feet ; and

(iii) that the Trust cannot spend nearly 88 lakhs on the schemes now under consideration without seriously imperilling their financial position.

6. It is true that a number of areas have been represented by the Municipality to the Trust as insanitary, and that the improvement of most of these has not yet been undertaken. The main reason for this is that experience has shown that the wholesale demolition method originally contemplated by the City Improvement Trust Act is far too costly. This is illustrated by the following figures :—

Scheme.	Year in which capital expenditure commenced.	Year of maturity.	Gross capital expenditure per square yard.	Nett loss per square yard (present value as at year of maturity).
			Rs.	Rs.
First Nagpada	1899–1900 ..	1902–03 ..	38·9	20·8
Mandvi Koliwada	1902–03 ..	1909–10 ..	77·1	21·9
Nowroji Hill	1905–06 ..	1915–16 ..	46·4	10·3*
Bhatwadi	1907–08 ..	1912 13 ..	38·1	26·8
East Agripada	1907–08 ..	1917–18 ..	16·8	11·2*
Undria Street	1914–15 ..	1915–16 ..	80·8	38·4

These figures clearly indicate that the cost of dealing with slums increases in proportion to the density of population and the congestion of houses on the land, and point to the conclusion that it is necessary to abandon wholesale demolition, and, while endeavouring to check the growth of congestion, to proceed by some less expensive method.

* In these cases the bulk of the land acquired was open land without houses on it, and in Nowroji Hill there was large and quite unusual amount of recoupment in quarry receipts.

7. The Trust estimate the average cost of direct slum improvements in congested areas yet to be dealt with as 1·25 lakhs of rupees per acre. The Corporation's estimate of ·66 lakh is based on figures relating to 117 acres, 57 of which, included in the East Agripada Scheme, consisted mainly of open land without houses on it. The cost per acre in the case of the First Nagpada and Mandvi Koliwada Schemes exceeded 1 lakh of rupees, in the Bhatwadi Scheme it was 1¾ lakhs, on the Undria Street Scheme it is estimated at 1¼ lakhs. The congested areas still to be dealt with are, in respect of density of population and congestion of buildings, more like the areas in the schemes just mentioned than like the East Agripada area. The Trust's estimate therefore appears to Government to be too low rather than too high. If it is accepted, the sum proposed to be devoted to the schemes now under discussion would be sufficient to reclaim about 70 acres only. This, and the very high cost of the Undria Street Scheme, where wholesale demolition has not been undertaken, and where English methods have been followed more closely than in previous schemes, appear to Government to show conclusively that it is useless for the Trust to undertake large schemes of direct improvement at present. Government agree with the trust that it is in their own interest and in that of the City to defer comprehensive schemes of direct slum improvement until the Corporation have brought into force amended building bye-laws which will check the formation of slums, reduce the cost of acquiring slum property, and ensure that outlaying lands yet to be developed as residential estates shall be developed on the best sanitary lines ; and also until the law has been amended so as to make applicable to Bombay City some of the provisions of the English Housing of the Working Classes Act. Meanwhile, the main argument for the heavy expenditure on street widening which is proposed is that by this means, and by this means alone, it is possible to open up lands which are not now accessible, and so to facilitate the provision of accommodation for the people who will be displaced when slum improvement schemes are undertaken on a large scale. The Trust do not differ from the Corporation's view that the improvement of the slums is necessary, and is indeed their main business. They differ only in realizing not only that sanitary accommodation must be provided for the population displaced by direct improvement schemes, but that such accommodation cannot become available unless additional land is made easily accessible, and is developed under strict bye-laws which will obviate the risk of new estates becoming slums in the near future. In this view Government concur. The main object of the Eastern Avenue Scheme is not the provision of a convenient high road for a limited class of people. Its principal aim is to relieve the pressure of population on the southern parts of the island by providing rapid access to undeveloped land further north.

8. Government are unable to agree in the view that a width of 80 feet is sufficient for Parel Road. The Corporation represented in 1908 that the widening of the road was very urgently required, and it is common knowledge that since then traffic, especially motor traffic, has increased. A width of 80 feet would allow of a carriage way of about 50 feet only, which would be quite inadequate, when double tramway lines were laid in it, for the main north and south road of the island. It would be no wider, as Mr. Orr has pointed out, than Queen's Road from Church Gate Station to Charni Road Station, and Queen's Road is purely a carriage road, with no tramways in it or shops along it. In view of the number of important roads leading into Parel Road, many of which, it is understood, the Corporation themselves are proposing to widen in the near future Government do not think that a width of 120 feet, which will allow of the carriage way being 80 feet wide, will be in excess of the requirements of the traffic to be anticipated in the near future. And if the road is to be widened at all, they think it clearly advisable, both in the interests of economy and in the interests of the owners of properties abutting on the road, that it should be widened to 120 feet at once. The history of the Abdul Rehman Street project shows clearly how quickly the cost of a scheme may rise to a prohibitive figure.

9. The Governor in Council does not share the apprehension that in consequence of the situation arising out of the war, the Trust's estimate of their resources is likely to prove unduly optimistic. All their recent estimates have been drawn up in such a way as to avoid outrunning their resources, and there have been large savings in nearly all cases. For example, as Mr. Orr

has pointed out, in the case of the Sydenham Road Scheme, in which the estimates were alleged to have been too low, a saving of Rs. 20 lakhs in capital expenditure is now confidently anticipated, and in the latest of the large improvement schemes, *viz.* the East Agripada Scheme, a saving of no less than 16 lakhs is already foreseen. Government are assured that the estimates of the Parel Road Schemes have been framed with equal caution, and they think it is reasonable to anticipate that the actual cost will not exceed the estimate of 88 lakhs. Even if this should prove to be wrong, recent estimates have shown that the Trust's margin of resources far exceeds the margin as calculated in 1913. In these circumstances Government think that there is no sufficient reason for deferring the schemes until a new forecast has been prepared. To do so would merely involve a large increase in the cost of schemes which they have recognized as indispensable. The Trust would be unable to take them up again for at least another two years, and during this period many large buildings would almost certainly be erected on the lands included in the scheme. Further, it would not be possible for the Trust, consistently with their declared principles, to embark on extensive improvement schemes which would absorb the funds which they have been reserving for the present schemes, for by so doing it would be placing an absolute impediment in the way of the adoption of their policy. The result would be that for the time being all their major operations would be brought to a close, and the Trust would in effect be reduced to a state of suspended animation for an indefinite period. Such a situation can hardly be contemplated, having regard particularly to the fact that out of 88 lakhs proposed to be spent on the Parel Road no less than 25 lakhs will be spent directly on the improvement and demolition of two areas represented by the Corporation as insanitary.

10. Government do not think it necessary to discuss in detail the minor points raised in the Corporation's representation. Many of them were raised in connection with the Sydenham Road Scheme, and were examined in the resolution of 1911 already referred to. All of them were criticised at length in the Hon'ble Mr. Orr's speech* in the Corporation debate in July last. With the arguments in this speech, which has been fully reported, Government are generally in agreement.

11. The Governor in Council is convinced that the interests of the City will best be served by his authorising the Trust to proceed with the two Parel Road Schemes. Under sections 28 and 32 of the Improvement Trust Act, he is therefore pleased to accord sanction to the schemes submitted with the letters from the Chairman, City Improvement Trust, No. 3452, dated the 15th May, 1915, and No. 7786, dated the 11th November, 1915.

12. With reference to their suggestion that the City of Bombay Improvement Trust Act should be amended so as to give them a larger representation on the Board, the Corporation should be informed that, so far as Government are aware, the only matter in which the representatives of the Corporation find themselves seriously in disagreement with the other Trustees is the question discussed in this resolution.

Appendix M—2

Lay-out of 150′ parkway in schemes 5,6 & 31.

(Vide report para. 7.)

T. R. No. 172 *of* 29*th June* 1915.

Considered the following (Circular No. 128 of 1915) :—

(*a*) Minute dated 5th April, 1915 by the Chairman :—

The January number of the Town Planning Review (circulated herewith) has much interesting matter in it : but I particularly want to draw the attention of Trustees to the article on wide roads for cities at pages 294-299 by Mr. Brodie, Chief Engineer to the Liverpool City Corporation, who was one of the Delhi Town Planners.

* *Vide* Summary at pages 135-137.

We might in our 150′ Avenue fence off our tramway from the rest of the 56′ parkway by low privet hedges as they do in Liverpool; but there won't be much room for promenades on either side of the hedges in 18′ strips obstructed by big trees; and I'm wondering whether we would not do well to devise for part of the Avenue an alternative lay-out in which there will be instead of two parkways each 18′ broad on either side of the tramway, a single parkway 36′ broad, with the tramway alongside, shut off by a privet hedge.

(*b*) Memo. dated 26th June 1915 by the Deputy Land Manager:—

The lay-out of the 150 feet road as at present sanctioned is as follows:

Two 15′ footpaths	=30 feet.
Two 32′ carriage-ways	=64 ,,
One central space	=56 ,,
	150 feet.

The central space is divided as follows:—there are two 8′ margins by the sides of the carriage-ways and a strip 40′ wide between the two rows of trees which are planted on the inner edges of the margins. On the 40′ strip it is proposed to lay two lines of tram tracks which with the overhang of the cars will absorb 17 feet—there will therefore be left on either side of the track a space of 11′-6″ between it and the trees or 19′-6″ between it and the edge of the carriage-ways.

There are many arguments for and against this lay-out but the main ones against it are (*a*) the narrowness of the carriage-ways and (*b*) the division, by the tram tracks, of the central portion (*i. e.* the park-way proper) into two halves. The carriage-ways could, if necessary, be widened, by adding to them a portion of the 8′ margins, but as the tree trunks will stand partly on these margins not more than 5 feet could be added to each of the roads making them 37 feet in width.

It appears to the undersigned that a better lay-out would have been that shewn on the appended sketch.* A which provides for two 18 feet footpaths two 40 feet carriage-ways and a central space 34 feet in width—the trams instead of being laid in the central space would be laid on the edge of the carriage-ways and close to the central space.

An arrangement such as that described in the last paragraph would have provided wider roads and a better and safer parkway.

Up to the present time trees have been planted as follows:—
From Elphinstone Road to the junction of Dadar and Vincent Roads—all 4 lines.
From the last-mentioned point to Naigaum Cross Road—none, but the pits are ready.
From Naigaum Cross Road to the 60 feet road north of the Tram depôt—3 lines.

From the last-mentioned point to King's Circle—all 4 lines have been planted but the two centre lines have only recently been placed in position and have not yet become established.

In Scheme 6 a short length has been planted with 4 lines.

In all cases where they have been planted the outer lines of trees (*i.e.* those on the footpaths) are well established and it would be a pity to move them as those that were not killed in the process would be thrown back several years.

It is suggested therefore that if any change be made in the lay-out, the footpaths should be retained as they are, the carriage-ways be made 40′ in width and the central space also 40′—this arrangement is shown on sketch* B; it would necessitate transplanting the centre lines of trees but as those already in position have for the most part only recently been planted, the result would not be serious. A low railing could be placed about 3′-6″ inside the parkway and the intervening space between it and the kerb of the carriage-way could be planted with shrubs.

* Not printed.

It is not known to the undersigned whether any definite arrangement has been come to with the Tram Company regarding the laying of their lines on the central strip but the Engineer will be able to give information on this point.

It may be that for engineering reasons it would be impossible or inadvisable to make any change in the lay-out; if this is so it would be advantageous to place a low wire fence along either side of the tracks and to train creepers over it as this would take up less room and be a better safeguard against accidents to children than a hedge.

(*c*) Memo. dated 28th June 1915 by the officiating Trust Engineer, Northern Division.

* * * * *

2. The main object with which the width of 150′ has been assigned to the King's Way is two-fold, *viz.*—

(1) that it should serve as an arterial road providing for an Electric Tramway and other means of quick transit from the congested to the outlying parts of the City, and

(2) that it should serve as an attraction and an amenity in the development of the Garden Suburb of the City; and with that view it has been decided that it should contain a parkway of suitable width along its whole length.

3. The object mentioned in (1) can be best served by providing ample width of road way, and allocating to the different kinds of traffic their proper position along the road alignment, with that view the go and return traffic should be divided on two different roadways, one on either side of the central parkway, and in order that the tramway may be utilized to the greatest advantage, it should render quick service, and run at a speed of about 15 miles per hour, which with the reasonable precautions of fencing off of the tramways from the other lines of traffic, and providing suitable crossings across the lines, may be gradually increased in future, as the other traffic gets used to it.

4. The position of the tramways should therefore be outside of the roadways (*i.e.* in the central length), the roadways being left to be utilized for ordinary vehicular traffic.

5. Disposing of the question of the location of the tram-lines, the next important thing to lay down is the width of the roadway, necessary for the other traffic, at the same time reserving as suitable a position and width for the parkway, as could be assigned to it out of a total 150′ width of the arterial road.

* * * * *

7. The 32′ roadways do not appear to be wide enough for all the traffic intended to be served by them, and the need for an increased width will be soon felt in the very near future. This difficulty was even anticipated when the above cross-section was designed, and to meet it, it was decided to setback the central line of trees 8′ from the kerbs of the parkway, so as to obtain from these 8 feet strips, the extra 5 feet of width for each of these roadways. The Municipal Executive Engineer Mr. Mackison also agrees in this view and suggests that the roadways should be made at least 37 feet wide, and if possible, more.

8. While fixing the central lines of kerbs in the length of King's Way which is under construction at present from Dadar and Vincent Road junction to the 60 feet Overbridge Road of Scheme 5 (a length of over 4,000 feet), I think they should be put down to their ultimate position and with that view, I suggest that these kerbs should be kept 3 feet from the central lines of trees.

9. This arrangement admits of a maximum available width of 32 feet +5 feet =37 feet for each of the roadways which need not be considered narrow, looking to the fact that the trams have to run outside of them.

10. The location of the parkway in relation to the tramways in the central space now remains to be considered.

11. The original idea was to have the tramways in the centre occupying about 17 feet with the overhang of the cars, and leaving 40—17=23 feet for the parkway proper, *i.e.*, a strip of 11½ feet on each side of the tramway, and exclusive of the additional 8 feet strips outside of the trees, out of which, strips of 5 feet were to be reserved for adding to the roadways. In that arrangement the tramways were however not intended to be fenced in, and the parkway was therefore to form one uniform strip 40 feet wide, with the portion under the trams also turfed.

12. If it is now felt that for the safety of the public, especially children resorting to the parkway, and for securing rapid tram service, it is necessary that the tramways should be fenced in, it would, in effect, not only reduce the width of the parkway, but divide it into two narrow strips about 11½ feet wide (or 14½ feet with the 3 feet strips outside of the trees), which will not admit of the provision of flower beds, shrubs and seats with a gravel path.

13. To overcome this, it is suggested that the tramway should be entirely on one side of, though within, the central 40 feet strip, and the parkway on the other side, preferably on the western side, so as to be directly accessible to the traffic coming from the City to this place. The tramway will then be alongside the eastern line of trees, but the outer rails should be sufficiently away from the trees, so as not to be disturbed by the roots of the trees. I think 3 feet to 3½ feet will be sufficient for that purpose.

* * * * *

15. Two footpaths each 15 feet, two roadways each 37 feet and a central space of 46 feet. It leaves a maximum compact width of 24 feet from the kerb to the tramway fence, which will be more serviceable and admit of proper treatment for the provision of seats, flower beds, shrubs and a gravel walk of at least 12 to 13 feet. The margin of 5 feet between the kerb and the tramway fence on the side opposite the parkway can as well be provided with shrubs and seats.

16. One objection that is likely to be urged against this arrangement is that the parkway will not be directly accessible to the population and the traffic from the eastern side, and that there would be danger, especially to children, in crossing the tramways, while getting on to it. This is unavoidable under the present circumstances, unless the parkways be on each side of the tramways which can only be done by either reducing the width of the roadways to even less than 32 feet, or by increasing the total width of King's Way by another 20 feet or so, sacrificing extra building land and involving fresh and costly acquisitions in some cases; both courses open to serious objection.

17. The objection *re*: danger to children crossing the tramways is besides not very valid, as such crossing of the lines can be made only at places specially provided, and which will be the halting places of the tram cars.

18. The arrangement as provided above, besides obviating the necessity of transplanting the central lines of trees, admits of separation of the tramway traffic from the rest, provides for increased width of roadways for vehicular traffic, and also leaves sufficient width for the provision and proper treatment of a parkway.

19. These central trees (*Albizzia Richardiana*) had to be specially obtained for this Avenue from Upper India, are foreign to Bombay climate and have to be reared with great care. Some of them have already been in the soil for about 3 years. It is doubtful, if they are transplanted, many of them will survive, and the few that may survive, will thrive and grow so well as those originally planted.

20. Plans for the location of the tramway in the centre of the parkway as originally proposed have already been submitted by the Tramway Company to this department and to the Municipality, and have been approved by both bodies. But there appears to be no difficulty either from the Municipality or the Tramway Company to the acceptance of any reasonable modified arrangement which the Board may decide to adopt for one of their most important thoroughfares of the City.

(*d*) Memo. dated 29th June 1915 by the officiating Trust Engineer :—

* * * * * *

2. I concur with the officiating Trust Engineer, Northern Division, and have nothing further to add.

RESOLUTION No. 172.—Referred to Land Committee who should be asked to take Mr. Mackison into consultation.

T. R. No. 240 *of* 21*st September* 1915.

Considered the following report No. 5 (1) dated the 16th September 1915 of the Land Committee :—

We have considered in consultation with Mr. Mackison the lay-out of the 150′ parkway in Schemes 5, 6 and 31 which was referred to us under Trustees' Resolution No. 172 dated 29th June 1915.

By a majority we are of opinion that the sanctioned lay-out should be amended as follows :—

(1) each footpath should be made 18′ wide,

(2) the remaining 114′ should be divided up into 2 carriage-ways and a central parkway each 38′ wide,

(3) the tramway should be laid in the centre of the parkway, and

(4) the Albizzias should be staggered along the 4′ margins of the parkway and we beg to recommend accordingly.

* * * * *

RESOLUTION No. 240.—The Report is adopted.

NOTE—*The Chairman's note containing detailed description and sketches of the several alternative lay-outs considered by the Land Committee is recorded in compilation No.* 120 *volume* 2.

Appendix M–3

(I) Development (revised) of part of Gamdevi Estate, plots 39 to 44, 54 to 57, 63 to 70 & 74 to 80.

(*Vide report para.* 10.)

T. R. No. 155 *of* 1*st June* 1915.

Considered the following (Circular No. 216 of 1915):—

(*a*) Letter No. 5033 dated 15th May 1915 from the Deputy Land Manager :—

With reference to the remarks contained in this office No. 4981 dated the 13th instant, I have the honour to forward herewith a plan† L. M's No. 61 dated the 13th May 1915, showing how these plots could be sub-divided so as to meet the existing demand for plots having an area of between 400 and 500 square yards.

2. Attention is drawn to the fact that although there are 37 plots included in the two blocks bounded on the north-east by Alexandra Road and on the south-west by Vatchaghandy. Road only three of them have as yet been disposed of to ordinary lessees and that of these three, two practically abut on Hughes Road. Nine have been disposed of on special terms to Mr. J. J. Marsland and 25 remain unlet. The areas of these plots are between 1,100 and 1,200 square yards and there is practically no demand for them.

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† Not printed.

3. The proposals now submitted deal with 11 plots having an area of about 11,800 square yards and a rental, at advertised rates, of about Rs. 10,400 per annum. They are bounded by a red line on the plan which also shews the buildings erected and in course of erection on the land agreed to be leased to Mr. Marsland.

4. Each of the proposed plots has been provided with means of access from Alexandra or Laburnam Roads ; the service passage has been left as it is but a stormwater drain should be laid under it.

5. Most of the front plots have areas of about 470 square yards each while those behind admeasure about 519 square yards including half the path giving access to them. It is proposed that the buildings should be set back ten feet from the roads and service passage and that the open spaces should be as shewn on the plan. The maximum area proposed to be built on totals 4,749 square yards which is about 40 per cent. of the total plot area of 11,803 square yards.

6. The annexed statement* gives the area and proposed ground rent of each of the plots. The total rental is approximately equal to that now being asked but it would certainly facilitate letting and probably pay the Board if a small reduction were made.

7. If the scheme is approved of in principle it is suggested that advertisements should be inserted in the papers to the effect that the Board are prepared to divide the land into small plots if say 15 applications are received before the first of September next.

8. These papers are forwarded through the Engineer in case he has any remarks he would like to offer.

(*b*) Memo. No. 2841 dated 20th May 1915 from the officiating Trust Engineer :—

* * * *

I think Mr. Delves' proposal of cutting up these plots quite a good one and I should like to see it carried out, as I feel sure, there will be a demand for smaller plots.

The only suggestions I have to make are :—

(1) That this scheme of small cottages be contained in half the original plot area by omitting cottages 1, 2 and 3 of Mr. Delves' scheme and having a straight through line. This will give us a good sub-dividing line between the larger and smaller plots.

(2) In order to obtain some view of the road to the back houses, I would suggest that the houses be semi-detached and placed as in pencil sketch* No. 2 attached herewith.

My sketch No. 1 indicates semi-detached houses throughout, and it will be seen by comparing the two, that we get much more out-look on to the road for the back houses.

I think a certain number of semi-detached houses however, as shown in sketch *No. 2 will lend variety to this scheme instead of as in Mr. Delves' scheme, having all the houses detached and behind one another.

* * * *

(4) In my pencil sketch, I have taken the same size plot laid down in Mr. Delves' scheme, but I think we ought to strive after a little larger plot and building, something between what is here shown and Mr. Marsland's original Villa.

* * * *

(*c*) Memo. No. 5553 dated 28th May 1915 from the Deputy Land Manager :—

* * * *

2. If it be thought desirable to have semi-detached buildings the site will permit of them provided detached blocks be placed at the two ends so as to fill up.

3. Personally I should like to see pairs of houses erected here and it was only because I anticipated difficulty in disposing of the plots if arranged for semi-detached buildings that I refrained from putting forward such a scheme.

* Not printed.

4. The demand for small plots is by men having between Rs. 20,000 and Rs. 30,000 to invest who wish to erect buildings consisting of three floors, they living on one floor and letting the others the rents of which would cover ground rent and other outgoings with a margin over.

5. Semi-detached buildings to be in any way successful should be designed by the same architect so that the elevation, etc., of both of the houses may be in character. This is where I fear the practical difficulty will arise and this fear is not altogether groundless. For the past two years I have been urging applicants for small plots on this estate to combine and erect semi-detached buildings on the understanding that when the buildings were erected they would be given separate leases and it is within my knowledge that several architects having secured one possible tenant have sought to find another to join him but without success.

* * * *

7. If it is found that applicants desire a slightly larger house with out-houses they can easily be provided but such plots must run the full depth (110 feet) of the existing plots. The percentage of plot area proposed to be allowed to be built on is 40·23 per cent.—in Mr. Chandabhoy's scheme it is 37·49 per cent.

RESOLUTION No. 155. Referred to the Land Committee.

Item 5 of the proceeding of the Board dated 10th August 1915.

Considered the following Report No. 3 dated 5th August 1915 of the Land Committee (Circular No. 305 of 1915):—

We have considered the proposal to alter the lay-out of these plots as explained in the Deputy Land Manager's report No. 5033 dated the 15th May 1915 and as shown on plan* No. 61.

We are of opinion that somewhat larger plots should be provided and that space should be allowed for the erection out-houses.

Of the several proposals considered by us we prefer the arrangements shown on the plan* (Land Manager's No. 135 dated 5th August 1915) submitted herewith. This arrangement necessitates the diversion of the existing service passage and the laying of a new length of sewer in Laburnam Road at an estimated cost of about Rs. 2,200 and a reduction in the rent of the plots from Rs. 10,400 to Rs. 10,080 per annum.

We are of opinion that the reduction in rent and extra capital expenditure will be more than covered by earlier accrual of rents and we recommend that the lay-out and the table of rent shown on the above quoted plan be adopted.

After discussion further consideration was postponed in order that the Chairman might study the suggestions made by Trustees.

T. R. No. 208 dated 20th August, 1915.

Resumed consideration with reference to item 5 of the proceedings of the Board dated 10th August 1915 of the following (Circular No. 325 of 1915):—

(*a*) Letter No. 8495 dated 14th August 1915 from the Deputy Land Manager:—

With reference to your No. 5505 dated the 11th instant I have the honour to observe as follows:—

2. A sketch* (A) has been prepared showing what would be the effect if the centre line of buildings were placed abutting on Laburnam Road and the three small buildings were placed in the centre—the effect is not pleasing as the smaller buildings, which will not have out-houses of their own, would have the outhouses of the larger buildings all round them. The probable financial result would be an increase of Rs. 560 per annum in the larger plots and a decrease of Rs. 700 in the smaller which however might not let at all.

* Not printed.

3. The sketch* (B) shows the effect of taking out plots 112 and 113 and re-arranging the adjoining plots on the east, west and south. The rent of the two plots is Rs. 1,080 per annum ; the plots which would benefit would be Nos. 54 to 56, 111 and 114 and to a lesser degree 41 and 42. If the whole loss were to be spread over these plots the average capital rate would have to be increased by Rs. 4-8-0 per square yard and the rental by 3·27 annas. They would not stand this increase and I estimate that a nett loss of Rs. 800 per annum would result.

4. Sketch * (C) shows the present lay-out with plots 54 to 56 removed and replaced by a garden which would benefit not only plots 111 to 114 but the land on the opposite side of Laburnam Road and the neighbourhood generally. The decrease in rental would amount to Rs. 680 per annum ; the cost of upkeep would not amount to much.

5. Still a further alternative would be to knock out plot 55 and to slightly increase the rents of plots 112 and 113 ; the loss would amount to about Rs. 320 a year.

(*b*) Memorandum dated 16th August 1915 by the officiating Trust Engineer :—

* * * *

I think the most suitable development for these plots is that in Land Manager's plan* No. 135 of 5th August 1915.

All the plots in this development are well designed and I think will find ready purchasers.

The other developments are not satisfactory. Rather than go to the expense of diverting the sewer in the service passage I would recommend that narrow and deep plots as in the Bombay Villas latest houses be substituted.

Read Chairman's minute thereon.

RESOLUTION No. 208.—The report is recorded.

2. The suggestion in the last para. of Trust Engineer's letter is approved and should be adopted.

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* *T. R. No. 223 of 7th September* 1915.

Considered with reference to Trustees' Resolution No. 208 dated the 20th August 1915 the following letter from the Deputy Land Manager, No. 9042 dated the 1st September 1915 (Circular No. 351 of 1915):—

Herewith I have the honour to forward a plan* (L. M's. No. 149 dated 31st August 1915) prepared in accordance with the desire of the Trustees as expressed in their resolution No. 208 dated the 20th ultimo.

2. The frontages have been reduced from about 93 feet to an average of about 60 feet (most of them being 55 feet) and the areas from about 1,163 square yards to about 726 square yards. The ground rents have been calculated at 13½ annas per square yard except for the two plots abutting on Harvey Road which have been taken at 18 annas per square yard.

3. The percentage of open spaces to total plot area is about 53·93 but this will be reduced somewhat by the galleries connecting the servants' quarters with the main blocks.

4. The open spaces between buildings are 20 feet in width which I am personally of opinion is too little for comfort where the buildings consist of a ground and two upper floors as will probably be the case here but it may be that some of the tenants will be content with one upper floor and some may have larger open spaces.

5. The annexed statement gives details of areas, rents, etc.

* * * *

RESOLUTION No. 223.—The revised development plan is sanctioned.

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* Not printed.

T. R. No. 51 *dated 29th February* 1916.

Read the following report No. 1 of the Land Committee dated 23rd February 1916 :—

1. The Trustees under their Resolution No. 318 dated the 21st December last decided that proposals for the sub-division into small plots of the unleased area lying between Laburnam and Watchaghandy Roads should be placed before us for consideration and report. We have accordingly considered a report No. 1330 dated the 7th instant from the Deputy Land Manager containing two alternative suggestions for the lay-out of this area ; of these we prefer that shewn on plan No. 25* dated the 3rd instant which follows very closely the development adopted by the Board under their resolution No. 223 dated 7th September 1915 for the area between Alexandra and Laburnam Roads. The main differences between these two developments are as follows :—

	Area between Alexandra and Laburnam Roads.	Area between Laburnam and Watchaghandy Roads.
Size of plots	55 × 110	62 × 110
Size of main buildings	35 × 70	37 × 70
Size of outhouses	35 × 15	37 × 15
Space between main buildings and outhouses	15′	15′
Side open spaces	10′	12′–16″
Percentage of open spaces to plot area ..	54 per cent.	55·6 per cent.
Average rent per square yard about ..	13½ annas	13½ annas

For the information of the Trustees we attach hereto a copy of the Deputy Land Manager's report* above referred to.

We recommend that the lay-out as shewn on plan No. 25* dated the 3rd instant be approved and adopted.

* * * *

Resolution No. 51.—The report is adopted.

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(2) Development of a portion of Suparibaug Estate.

T. R. No. 238 *of* 21*st September* 1915.

Considered the following papers underlying Circular No. 372 of 1915 *re* development of a portion of Scheme No. 31 :—

(*a*) Letter No. 9137 dated the 4th September 1915 from the Deputy Land Manager :—

Herewith I have the honour to forward a plan* (L. M.'s No. 151 dated 3rd September 1915), shewing a proposal for the development of a portion of the area included in this scheme ; the area in question is bounded on the north by the proposed 80′ road to Sewree, on the south by the property of Mr. Merwanji Chamarbagwalla, on the east by the 50′ spinal road sanctioned under Trustees' Resolution No. 184 dated 11th August 1914 and on the west by Suparibaug Road. The total area is about 60,000 square yards excluding the roads on the four boundaries or 70,300 square yards including half those roads.

2. Under the agreement with Mr. Merwanji the Board are under covenant to make the road A B. twenty feet in width and to leave unbuilt upon a strip of land 10 feet in width on the north ; Mr. Merwanji has to leave a similar strip on the south. As however this road will be over 800 feet in length and as there will be houses (probably chawls) on both sides of it I am of opinion that it should be made 40 feet wide the buildings still being set back ten feet.

3. Five other roads are proposed—two of these are intended only to give access to the suggested play-ground and school site and need not exceed 20 feet in width while the other three are shewn as being 26 feet wide the buildings in all cases being set back ten feet.

4. For the plots fronting Suparibaug Road a depth of 85 feet has been adopted ; these plots have an average area of about 727 square yards and shops will be permitted on the ground floor.

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* Not printed.

5. It is too early yet to decide whether there will be a demand for shops in buildings erected on plots abutting on the proposed Sewree Road, but I anticipate that there will be; detached buildings have been shewn on these plots, which have frontages of about 65 feet and depths of 85 feet, but should occasion arise permission could be given to erect shops not exceeding a certain depth on the open spaces between the buildings.

6. On the interior plots I have assumed that chawls of a rather superior type would be erected. The land is situated close to the G. I. P. Loco. shops and within easy distance of several large mills and is suitable for this purpose.

7. A central play-ground of about 6,900 square yards has been provided and to the west of it is shown a site for a school as one will probably be needed here before long.

8. At the rear of the school site open spaces of 30 feet and on other plots (except those abutting on Suparibaug Road) of 25 feet have been provided between buildings.

9. Before the plots are put on the market they will need squaring up and evening off but this can be done after the roads are made and the exact frontages known.

10. The percentage of plot area to be kept free of buildings is as shown in the statement.

11. A statement of areas accompanies.

SCHEME 31.

Development of northern portion.

Statement of areas.

Total area being dealt with	60,146	square yds.
Roads	7,448	„
Service passages	1,437	„
Two temples	1,360	„
Play-ground	6,905	„
School-site	4,031	„
Plots	38,965	„
Total	60,146	square yds.

Plots.	Average area square yards.	Percentage of area not to be built on.
Facing Suparibaug Road	727	34
Facing 80′ road	618	41
Remainder	582	54

(*b*) Memo. No. 5375 dated the 14th September 1915 from the Engineer :—

* * * *

2. The proposed development which generally follows the lines of that suggested by this department for the development of the whole scheme appears to be suitable.

3. If half the area of land which is proposed to be thrown into the roads surrounding the area in question, be taken into consideration the proportion of areas will work out as given below :—

Roads and service passages	27·09 per cent.
Open spaces	9·82 „
Building plots including school-site and temples	63·09 „
	100·00 per cent.

4. The result does not appear extravagant looking to the small size of the plots and the width of two of the arterial roads adjoining the area.

RESOLUTION No. 238.—Referred to the Land Committee.

Note—Development approved in T. R. No. 287 of 16th November 1915.

(3) Development (revised) of part of West Chaupati Estate, plots Nos. 13 to 19

T. R. No. 232 *of* 14*th September* 1915.

Considered with reference to Trustees' Resolution No. 177 dated the 24th July 1906 the following (special Circular No. 356 of 1915):—

(*a*) Letter from the Deputy Land Manager, No. 1617, dated the 16th February 1915:—

From time to time during the past two years there have been enquiries regarding these plots which however have not resulted in any offers being received. Some of the applicants have complained of the size of the plots, while many of them have taken objection to the fact that the development plan now in force requires that building shall be set back 35 feet from Babulnath Road which they consider is excessive; they also point out that the compulsory open spaces amount to about 45 per cent. of the plot area.

2. With a view to making the plots more attractive it is suggested that the depth of the open space along Babulnath Road should be reduced to 25 feet as shown on the accompanying plan* No. 20 dated 11th February 1915. If this proposal be adopted, the open spaces will amount to about 39 per cent. of the plot area.

As buildings likely to be erected on the west side of Dadysett Road will, in all probability, not be of a very high class it is not proposed to alter the existing arrangement which permits of buildings constructed on plots 13 to 19 being carried up to the eastern edge of the road.

3. In case the Engineer may have any observations to offer these papers are forwarded through him.

(*b*) Memo. No. 850 dated the 17th February 1915 from the Engineer:—

If the primary duty of the Trust was to make money without any consideration for the betterment of the city and the conditions of the people who live in the City, then I would recommend the adoption of the Deputy Land Manager's suggestion.

However it appears to me that the chief duty of the Trust is to try to improve the conditions of housing existing in Bombay, and I do not think this object will be furthered by adopting the suggestion contained in the Deputy Land Manager's letter under consideration. The idea which was in the mind of this department when this estate was laid out was that we should do our utmost to introduce into Bombay a type of bungalow or sets of residential flats which would afford a reasonable amount of privacy combined with comfort. In order to do this, in laying out these plots, due weight was given to the unfortunate predilection of the house-builders in Bombay to build over every square inch of ground allotted to them and the only way of preventing this appeared to be to lay down such areas as open spaces, as would prevent overcrowding in the event of misuse of the land in the direction indicated.

I would suggest that one method of getting rid of the plots and yet reserving them for the use for which they were originally intended would be to slightly reduce the price of the land. It would even pay the Board, in the result obtained, were they to allow the land to go at even about the cost price in order to encourage a new type of buildings in Bombay.

I may point out that we have in this office designs of buildings which would occupy approximately not more than ⅔rds of the building area as it already exists and yet give a fairly reasonable return on the money laid out, at rents which could not be called exhorbitant. I would remind the Board that members of the present Board have, at various times, spoken to me about the overcrowding on the Colaba Reclamation. I need hardly say that I entirely agree with the view held by these members and have always done so; also that the original proposals sent down from this department for Colaba Reclamation were not those eventually adopted at the instance of the Board and, I fear, if the Deputy Land Manager's proposal is agreed to, the Chaupati Estate will become as overcrowded as the Colaba Reclamation is at present.

* Not printed.

(*c*) Minute by the Chairman dated the 10th March 1915 :—

The complaints I have myself heard about these plots are to the effect that they are too large and involve too great an expenditure of capital, if fair interest is to be earned on building enterprise. It seems to me essential that the area of each plot should be substantially reduced since (except possibly on the plot nearest the sea) we are not likely to find men with large capital ready to take these plots.

The Engineer may be asked to resubmit this through the Deputy Land Manager with his report on Messrs. Sanjana and Kapadia's recent application for a reduced plot. I understand that in dealing with that application he is submitting a tentative development with comparatively small plots, each provided with a large open area.

(*d*) Memo. No. 2027 dated the 20th April 1915 from the Engineer:

I forward herewith a suggested re-laying out of some of the plots on the Chaupati Estate with a view to making the plots more saleable by reducing their area. I also send type plans* of two suggestions one for a bungalow and the other for a series of flats. It will be seen from the annexed estimate* of the financial return on these plots that in the case of the bungalow taking an annual rent of Rs. 3,900 the return would be approximately 4½ per cent. This of course is not a commercial proposition but at the same time a man who builds a bungalow for himself expects to gain in comfort at a little expense. In the case of the flats you will see that a very satisfactory return is obtained from the building.

For the reasons pointed out in my letter No. 850 of 17th February 1915 I am of opinion that the Trust should take a smaller piece for the land with a view to encouraging more open building than has hitherto been the case on our estates and consequently have taken the value of the land at Rs. 15 a square yard.

Referring to the plan it will be noticed that we have provided for a band-stand in the middle of the road ; this will form a close to the vista in two directions and should form a pleasing embellishment to the neighbourhood. It will also be noticed that the central garden has been reduced to allow of roads being fitted in round the band-stand and added to in Babulnath 3rd Cross Road and Babulnath Cross Road, by reducing these roads to 30' in width which I consider is ample for the amount of traffic which is ever likely to take place along these roads.

I forward also a pencil sketch* received from Mr. Kapadia of Messrs. Sanjana and Kapadia who informs me that his client is willing to erect a building somewhat on the lines proposed in our type plans provided the price of the corner plot is somewhat reduced. As encouragement to others to do likewise, I would suggest that the price be reduced accordingly.

(*e*) Memo. No. 7942 dated the 30th July 1915 from the Deputy Land Manager :—

* * * * * *

2. The Trust Engineer has sent in type plans* of the blocks of buildings he considers suitable for the locality and also a blue print* shewing certain alterations which he proposes should be made in the lay-out of the land.

3. The alterations in the lay-out are 3 in number. The principal one is a proposal that an island should be constructed in the centre of Babulnath Road on which should be erected a band-stand. It is suggested that the road should be widened at this point by absorbing in it a part of the plots on the west and a portion of triangular shaped garden on the east ; each of the carriage ways would be 20 feet in width. The proposal to locate a band-stand in this position does not commend itself to me because of the nuisance that would be caused to the occupants of houses in the near vicinity and because the considerable amount of traffic which passes along this road during the evenings would be blocked not so much by the band-stand as

* Not printed.

by people listening to the band. It would, I think, be better to locate the band-stand at the foot of the hill-slope which is now being laid out by the Municipality as a garden and on which seats will doubtless be provided—a suitable means of access would be provided from Dadysett Road.

4. The second alteration suggested consists in the reduction of the frontage of the plots from about 110 feet to 85 feet (two are larger). This means practically that any body taking these plots would not be able to get more than one fair sized flat on a plot whereas the present width of the plots would permit of two as in the building erected by the Orient Club. The size of the plots would be more than ⅔rd the size of the existing plots and so far as a builder is concerned it would be far more profitable for him to take one of the existing plots than one of those proposed by the Engineer if he had to pay the same rate per square yard.

5. It is also proposed by the Engineer that the rate per square yard of the land should be reduced to Rs. 15 or thereabouts. This proposal requires serious consideration. The rates now being asked for the plots vary from Rs. 30 per square yard for the one nearest the sea to Rs. 20 per square yard for those on the north of the existing band-stand. If the rate were reduced to any thing like Rs. 15 per square yard we should be asking considerably less than we are doing in the case of the back plots of the Board's Gamdevi Estate, the rate there being Rs. 18-12-0. Further along Babulnath Road, *i. e.*, for plots 92 and 94, the Board fixed a rate of Rs. 22·22 per square yard, which however is too high. I am informed on good authority that a plot of land between Siri Road and Walkeshwar Road has recently been sub-leased on a basis of Rs. 45 per square yard and judging from enquiries which have been made during the last fortnight or 3 weeks I think that we should obtain rates of Rs. 30, Rs. 28 and Rs. 25 per square yard for the 3 plots nearest the sea if they were put up to auction.

* * * * *

(*g*) Minute by the Chairman dated the 31st August 1915.

* * * * *

The question is whether the plots should be leased as they are or whether as Engineer suggests they should be reduced from 110′ to 85′ in frontage and from 1,882 square yards to 1,454 square yards in area and let at rates reduced by about 25 per cent, in consideration of a condition requiring large open spaces.

Under Engineer's proposals the percentage of the land left open will be increased from 47 to 63 and the consequent loss of revenue will be about Rs. 3,330 per annum corresponding to a reduction of capital value from Rs. 3,06,000 to Rs. 2,32,000.

RESOLUTION No. 232.—Referred to the Land Committee for report.

T. R. No. 241 *of* 21*st September* 1915.

Considered the following report No. 5 (2) of the Land Committee dated 16th September 1915 :—

We have also considered the correspondence relating to the lay-out plots 13 to 19 in West Chaupati which was referred to us under Trustees' Resolution No. 232 dated 14th instant.

We are of opinion—

(1) that the short length of road on the north of plot No. 19 should be widened from 25′ to 40′,

(2) that the frontages of the plots should be made 108′ wide,

(3) that the front open space should be 25′ in depth, permission being given to project over this open space a portico to the height of the ground floor of the main building with a low parapet on the first floor level, and

(4) that the buildings on these plots should be limited to a ground and 2 upper floors.

We beg to recommend accordingly.

RESOLUTION No. 241.—The report is adopted.

Appendix M–4.

Showing the allocation of charges on account of management and establishment for the year 1915-16.

(*Vide report para.* 21.)

ESTATES.	CHARGES PRIMARILY DEBITABLE TO CAPITAL ACCOUNT.						CHARGES PRIMARILY DEBITABLE TO GENERAL ACCOUNT.			Grand total.	REMARKS.
	Acquisition 7¼ per cent.	Works 7½ per cent.	Capital value of lands leased in 1915-16 4¼ per cent.	Sale proceeds 2½ per cent.	Expenses of Tribunal of Appeal.	Total.	Permanent revenue 2½ per cent.	Temporary revenue 7½ per cent.	Total.		
1	2	3	4	5	6	7	8	9	10	11	12
	Rs. a. p.	Rs.	Rs.	Rs.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs. a. p.	
Schedule C. Chaupati	....	..	5,999	..	....	5,999 0 0	558	210	768	6,767 0 0	
Schedule C. Parel	....	..	..	..	....	....	..	285	285	285 0 0	
Schedule C. Rest of Schedule C. ..	218 0 0	779	..	2,557	....	3,554 0 0	5,226	1,469	6,695	10,249 0 0	
Schedule D. West Agripada	....	97	5,598	..	....	5,695 0 0	809	195	1,004	6,699 0 0	
Schedule D. Central ,, ...	....	..	1,681	..	....	1,681 0 0	120	67	187	1,868 0 0	
Schedule D. East ,, ...	....	1,034	..	7	....	1,041 0 0	25	60	85	1,126 0 0	
Schedule D. Rest of Schedule D. ..	....	..	..	..	....	....	...	45	45	45 0 0	
Schedule E. Colaba Reclamation	....	..	..	..	....	....	2,493	..	2,493	2,493 0 0	
,, F. Lands leased by Government.	....	..	..	..	....	....	5	..	5	5 0 0	
Scheme No. 1 First Nagpada	.....	..	..	..	....	....	839	4,519	5,358	5,358 0 0	
,, ,, 2 Princess Street	1,468 0 0	150	..	248	....	1,866 0 0	8,537	5,208	13,745	15,611 0 0	
,, ,, 3 Sandhurst Road ..	7 0 0	1,933	38,358	102	130 0 0	40,005 0 0	4,470	14,112	18,582	58,587 0 0	
,, ,, 4 Gamdevi	75 0 0	233	16,858	—525	....	17,166 0 0	1,194	210	1,404	18,570 0 0	
,, ,, 5 Dadar-Matunga	5,381 0 0	8,672	15,190 S.C. 14,000	27	1,105 0 0	16,375 0 0	25	1,955	1,980	18,355 0 0	
,, ,, 6 Sion-Matunga	6,813 0 0	1,394	229	180	455 0 0	9,071 0 0	...	1,754	1,754	10,825 0 0	
,, ,, 8 Mandvi Koliwada ..	....	15	..	..	65 0 0	80 0 0	,244	4,699	5,943	6,023 0 0	
,, ,, 13 Souter Street extension eastwards.	....	..	..	..	....	....	30	7	37	37 0 0	
Carried over	13,962 0 0	14,307	83,913 S.C. 14,000	3,121 —525	1,755 0 0	1,02,533 0 0	25,575	34,795	60,370	1,62,903 0 0	

Appendix M–4—*contd.*

Showing the allocation of charges on account of management and establishment for the year 1915-16.

ESTATES.	CHARGES PRIMARILY DEBITABLE TO CAPITAL ACCOUNT.						CHARGES PRIMARILY DEBITABLE TO GENERAL ACCOUNT.			Grand total.	REMARKS.
	Acquisition 7½ per cent.	Works 7½ per cent.	Capital value of lands leased in 1915-16 4½ per cent.	Sale proceeds 2½ per cent.	Expenses of Tribunal of Appeal.	Total.	Permanent revenue 2½ per cent.	Temporary revenue 7½ per cent.	Total.		
1	2	3	4	5	6	7	8	9	10	11	12
Brought forward,	Rs. a. p. 13,962 0 0	Rs. 14,307	Rs. 83,913 S.C. 14,000	Rs. 3,121 —525	Rs. a. p. 1,755 0 0	Rs. a. p. 1,02,533 0 0	Rs. 25,575	Rs. 34,795	Rs. 60,370	Rs. a. p. 1,62,903 0 0	
Scheme No. 25 Gamdevi (Police) ..	....	2,482	2,014	..	....	4,496 0 0	..	..	..	4,496 0 0	
„ „ 27 Mathew Road	3,043 0 0	60	1,974	130 —775	....	4,432 0 0	1,039	60	1,099	5,531 0 0	
„ „ 29 Nowrojee Hill	2,068 0 0	4,640	5,144	952	493 0 0	13,297 0 0	..	20,527	20,527	33,824 0 0	
„ „ 30 Souter Street extension westwards.	....	..	..	..	....	....	..	15	15	15 0 0	
„ „ 31 Parel	4,728 0 0	5,613	12,821 S.C. 1,000	248	....	22,410 0 0	..	7,338	7,338	29,748 0 0	
„ „ 32 East Agripada	2,972 0 0	4,909	44,821	549	1,657 0 0	55,908 0 0	72	8,971	9,043	64,951 0 0	
„ „ 33 Bhatwadi	....	45	..	..	....	45 0 0	77	67	144	189 0 0	
„ „ 34 Lamington Road (Police).	....	5,343	..	..	....	5,343 0 0	..	..	..	5,343 0 0	
„ „ 36 Lamington Road ..	....	..	..	..	....	....	15	..	15	15 0 0	
„ „ 37 Sydenham Road ..	1,39,239 14 3	262	..	541	5,528 12 5	1,45,511 10 8	..	28,158	28,158	1,73,669 10 8	
„ „ 41 Undria Street	6,828 0 0	1,731	328	115	845 0 0	9,847 0 0	5	1,267	1,272	11,119 0 0	
„ „ 42 Spring Mills ..	5,703 0 0	12,441	..	..	....	16,144 0 0	..	7	7	16,151 0 0	
..	S.C. 1,000 0 0	S.C. 1,000									
„ „ 45 Palton Road (Police) ..	....	4,602	..	..	....	4,602 0 0	..	..	..	4,602 0 0	
Total of normal percentage charges ..	1,79,543 14 3	56,375	1,51,015	5,656	10,278 12 5						
Special credits	1,000 0 0	1,000	15,000	..	....						
Write back of erroneous debits in 1913-14	....	..	..	1,300	....						
Actuals ..	1,78,543 14 3	55,375	1,36,015	4,356	10,278 12 5	3,84,568 10 8	26,783	1,61,205	1,27,988	5,12,556 10 8	

BOMBAY, 31*st August*, 1916.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix M–5

Advances from the Provident Fund.

(Vide report para. 22.)

T. R. No. 17 of 25th *January* 1916.

Considered in continuation of Trustees' Resolution No. 163 dated 15th June 1915 the following minute dated 13th January 1916 by the Chairman (Circular No. 30 of 1916):—

When the Finance Committee's report No. 10 of 11th June 1915 was being considered at the Board's meeting on 15th June 1915 the Hon'ble Sir Frederick Sprott suggested that the report should be referred back to the Committee for consideration as to whether provision should not be made in the rules for the grant of advances from their Provident Funds to employes in certain specified cases. It was decided after discussion that the Chairman should report separately to the Board on the subject.

Provision is made in the rules of the marginally noted Provident Funds for the grant of such advances and after studying these rules and having ascertained the establishment views on the subject, I have drafted a set of rules based on the rules of the Bombay Port Trust Provident Fund which I append below for the Board's consideration.

Government General Provident Fund.
B. B. & C. I. Railway.
G. I. P. Railway.
H. H. the Nizam's Guaranteed State Railway.
Karachi Port Trust.
Bombay Port Trust.

Amendment of the Bombay Improvement Trust Provident Fund Rules.

12—A. (1) The Finance Committee may at their discretion, *in cases of urgent need* grant advances to subscribers out of the fund towards any of the following purposes :—

(*a*) to pay for the passage of the subscriber to or from Europe, any British Colony or America, if proceeding on leave on medical certificate or returning after such leave ;

(*b*) to pay for the passage of any member or members of a subscriber's family to or from Europe, any British Colony or America ;

(*c*) to pay the expenses incurred in connection with the duly certified illness of a subscriber, or any member of his family ;

(*d*) to pay expenses of marriage or any compulsory religious ceremony of contributor or one dependant on him ;

(*e*) any other special purposes approved by the Board, either generally or in a particular case.

Provided that in no case shall any advance exceed the subscriber's own contribution, with accrued interest ; and that in case (*c*) the advance shall not exceed Rs. 500.

(2) When an advance has already been granted to a subscriber under this rule, no subsequent advance shall be granted to him except with the special sanction of the Board, until at least twelve calendar months have elapsed since the complete repayment of the last advance taken.

(3) The amount of any advance to a subscriber under this rule shall be debited to the separate account of such subscriber as against his own contribution to the fund and will operate to reduce *pro tanto* the amount standing to his credit in the fund, from time to time, until the advance shall be recovered ; the recoveries being credited to the said account as and when made. No interest will be credited to the account of any subscriber to whom an advance has been made on any amount for the time being debited to his account as representing an outstanding advance.

(4) It shall be an inherent condition of every advance that it shall be recoverable by the Board by deduction from the salary of the subscriber to whom it is made, by monthly instalments of such number not being more than twenty, as shall be fixed by the Finance and Establishment Committee in each case, such recoveries to commence from the first month in respect of which the subscriber shall draw full pay after the advance has been made. No instalment will be recovered from the salary of any subscriber who is on leave, unless such leave shall be privilege leave or other leave on full pay.

(5) In the event of any lapse or forfeiture of the interest of a subscriber in the fund taking place while any advance to him shall be outstanding either wholly or in part, the amount irrecoverable by the Board against such subscriber (if any) shall not be available for division under rule 15.

RESOLUTION No. 17.—Referred to the Finance and Establishment Committee for report in consultation with Sir F. L. Sprott who should be invited to serve on the Committee for this purpose.

Item No. 11 *of the Board's proceedings dated* 28*th March* 1916.

Read the following report No. 4 of the Finance and Establishment Committee dated 3rd March 1916 :—

We have carefully considered the matter referred to us under Trustees' Resolution No. 17 of 25th January 1916, regarding the proposed amendment of the Trust Provident Fund Rules so as to provide for the payment of temporary advances from the Provident Fund in cases of urgent need.

While we recognize that the Provident Fund is intended to be a provision for the subscriber and his family in the event of his retirement or death and that consequently even temporary withdrawals from the Fund should not be encouraged, yet we are agreed that in the interests of the subscriber and in order to prevent him from being compelled to borrow from professional money lenders, provision should be made in the rules for the grant of temporary advances to subscribers provided that their pecuniary circumstances are such that the indulgence is absolutely necessary. We, therefore, recommend the addition of the following new rule after No. 12 of the existing Provident Fund Rules.

We have modified the Chairman's original draft both as regards the extent of the advances and the objects for which such advances may be granted. The modifications are indicated by italics and erasures :—

12-A. (1) The Finance Committee may at their discretion, in case of urgent need, grant advances to subscribers out of the fund towards any of the following purposes :—

(*a*) to pay for the passage of the subscriber to or from Europe, any British Colony or America, if proceeding on leave on medical certificate, or returning after such leave,

(*b*) to pay for the passage of any member or members of a subscriber's family to or from Europe, any British Colony, or America,

(*c*) to pay the expenses incurred in connection with the duly certified illness of a subscriber, or any member of his family,

(*d*) to pay expenses ~~of marriage or any compulsory religious ceremony of contributor or one dependent on him~~ *in connection with marriages, funerals, or ceremonies which by the religion of the subscriber it is incumbent upon him to perform and in connection with which it is obligatory that expenditure should be incurred,*

~~(e) any other special purpose approved by the Board either generally or in a particular case,~~

provided that in no case shall any advance exceed *half* the subscriber's own contribution *including* ~~with~~ accrued interest; ~~and~~ *provided also* that in case (*c*) the advance shall not exceed Rs. 500, *and that in case* (*d*) *it shall not exceed Rs. 500 or 6 months' pay of the subscriber whichever is less.*

(2) When an advance has already been granted to a subscriber under this rule, no subsequent advance shall be granted to him, except with the special sanction of the Board, until at least twelve calendar months have elapsed since the complete repayment of the last advance taken.

(3) The amount of any advance to a subscriber under this rule shall be debited to the separate account of such subscriber as against his own contribution to the fund and will operate to reduce *pro tanto* the amount standing to his credit in the fund, from time to time, until the advance shall be recovered, the recoveries being credited to the said account as and when made. No interest will be credited to the account of any subscriber to whom an advance has been made on any amount for the time being debited to his account as representing an outstanding advance.

(4) It shall be an inherent condition of every advance that it shall be recoverable by the Board by deduction from the salary of the subscriber to whom it is made, by monthly instalments of such number, not being more than twenty, as shall be fixed by the Finance and Establishment Committee in each case—such recoveries to commence from the first month in respect of which the subscriber shall draw full pay after the advance has been made. No instalment will be recovered from the salary of any subscriber who is on leave, unless such leave shall be privilege leave or other leave on full pay.

(5) In the event of any lapse or forfeiture of the interest of a subscriber in the fund taking place while any advance to him shall be outstanding, either wholly or in part, the amount irrecoverable by the Board against such subscriber (if any) shall not be available for division under rule 15.

We have, by a majority, decided to retain clause (1) (*d*) subject to a special limitation of the amount of the loan; but we have adopted the wording of the Government rule. Sir Frederick Sprott and Sir Sassoon David would prefer to refuse grants for marriages and other ceremonies altogether.

We have by a majority decided to omit sub-clause (*e*) and confine the loans to the specific objects mentioned in the earlier sub-clauses though the Chairman would prefer to retain this clause to cover cases in which the Board may in future decide that loans may properly be given for other objects such as improved housing.

We have also decided to make the maximum grant half and not the whole of the subscriber's contribution.

After discussion consideration in the matter was postponed.

T.R. No. 125 *dated 25th April* 1916.

Resumed consideration with reference to item 11 of the proceedings of the Board dated 28th March 1916 of the report No. 4 of the Finance and Establishment Committee dated 3rd March 1916.

After discussion Major Hepper suggested that both the sub-clause (*d*) and the proviso to clause (1) of the proposed new rule 12A be omitted and that the following be inserted as clause (2), the remaining clauses being renumbered serially :—

(2) "In no case shall any advance exceed half the subscribers own contribution including accrued interest provided that in case (*c*) the advance shall not exceed Rs. 500."

This was approved and it was resolved that—

RESOLUTION No. 125.—The report is recorded. The following new rule should be introduced after rule 12 of the existing Provident Fund Rules :—

12-A. (1) The Finance Committee may at their discretion, in cases of urgent need, grant advances to subscribers out of the fund towards any of the following purposes :—

(a) to pay for the passage of the subscriber to or from Europe, any British Colony or America, if proceeding on leave on medical certificate, or returning after such leave,

(b) to pay for the passage of any member or members of a subscriber's family to or from Europe, any British Colony, or America,

(c) to pay the expenses incurred in connection with the duly certified illness of a subscriber, or any member of his family,

(2) In no case shall any advance exceed half the subscriber's own contribution including accrued interest provided that in case (c) the advance shall not exceed Rs. 500.

(3) When an advance has already been granted to a subscriber under this rule no subsequent advance shall be granted to him, except with the special sanction of the Board, until at least twelve calendar months have elapsed since the complete repayment of the last advance taken.

(4) The amount of any advance to a subscriber under this rule shall be debited to the separate account of such subscriber as against his own contribution to the fund and will operate to reduce *pro tanto* the amount standing to his credit in the fund, from time to time, until the advance shall be recovered, the recoveries being credited to the said account as and when made. No interest will be credited to the account of any subscriber to whom an advance has been made on any amount for the time being debited to his account as representing an outstanding advance.

(5) It shall be an inherent condition of every advance that it shall be recoverable by the Board by deduction from the salary of the subscriber to whom it is made, by monthly instalments of such number, not being more than twenty, as shall be fixed by the Finance and Establishment Committee in each case—such recoveries to commence from the first month in respect of which the subscriber shall draw full pay after the advance has been made. No instalment will be recovered from the salary of any subscriber who is on leave, unless such leave shall be privilege leave or other leave on full pay.

(6) In the event of any lapse or forfeiture of the interest of a subscriber in the fund taking place while any advance to him shall be outstanding, either wholly or in part, the amount irrecoverable by the Board against such subscriber (if any) shall not be available for division under rule 15.

Appendix M–6

Proposals to amend City of Bombay Improvement Act so as to give the Trust powers similar to those exercised by local authorities in England under the Housing of the Working Classes Act (*a*) to acquire obstructive parts of buildings without having to acquire the whole and (*b*) to levy betterment on owners of properties benefited by the removal of such obstructive buildings.

(*Vide report para.* 28.)

Item 8 *of the proceedings of the Board, dated 7th September* 1915.

Resumed consideration, with reference to Trustees' Resolution No. 232, dated the 10th December 1912, of report No. 2 of the Improvements Committee dated 6th November 1912 as to how "represented areas" should be dealt with.

At the outset Sir Ibrahim Rahimtoola referred to a precis of the correspondence prepared by the Chairman starting with Government letter No. 2286 of 15th November 1911 and showing what had been done in this matter to date (printed copies distributed to Trustees) and addressed the Board explaining his views and suggesting that consideration should be postponed until—

(*a*) the information called for in Trustees' Resolution No. 205, dated the 17th August 1915, is ready, and

(*b*) a precis is prepared on the lines indicated by him of the whole correspondence on the subject beginning with the constitution of the Trust.

Consideration was accordingly postponed.

T. R. No. 284 *of 9th November* 1915.

Resumed consideration, with reference to item 8 of the proceedings of the Board, dated the 7th September 1915, of report No. 2 of the Improvements Committee dated 6th November 1912 as to how "represented areas" should be dealt with.

After discussion the Chairman moved the following proposition:—

"The Trust solicitors should be asked to draft for the consideration of the Board amendments of the City of Bombay Improvement Act to secure for the Board in represented areas the power to acquire parts only of houses instead of the whole and to remove obstructive houses and recover betterment charges from owners of houses benefited by such removal."

The proposition being put to the vote was carried.

A poll being demanded was taken with the following result:—

For.	*Against.*
Br.-Genl. Knight.	Sir Bhalchandra K. Bhatwadekar.
Mr. Simcox.	The Hon'ble Sir Ibrahim Rahimtoola.
,, Cadell.	Mr. Gamudia.
The Hon'ble Sir Frederick L. Sprott.	
Major Hepper.	
Mr. Whyte.	
Sir Vithaldas D. Thackersey.	

Mr. Wacha, Sir Sassoon David and the Chairman abstained from voting.

RESOLUTION No. 284.—The Trust solicitors should be asked to draft for the consideration of the Board amendments of the City of Bombay Improvement Act to secure for the Board in represented areas the power to acquire parts only of houses instead of the whole and to remove obstructive houses and recover betterment charges from owners of houses benefited by such removal.

Appendix M–7.

Exchange of acquired for vested lands.

(*Vide report para.* 28.)

T. R. No. 138 *of* 9*th May* 1916.

Read in continuation of Trustees' Resolution No. 27 dated 10th February 1914 the following note dated 4th May 1916 by the Deputy Land Manager (Circular No. 246 of 1916) :—

Exchange of Schedule D lands.

By their resolution No. 27 dated the 10th February 1914 the Trustees decided to accept the principle laid down by the Corporation for ascertaining the value to be placed upon Schedule D lands for purposes of exchange with the Board's acquired lands.

2. As a result of protracted negotiations with the Municipal Commissioner regarding the exact lands to be entered in the schedule in exchange of those to be taken out of the schedule a settlement has now been come to, the details of which are set out on pages 89-94 of the printed proceeding* of the Bombay Municipal Corporation dated 6th April 1916.

3. These proposals relate to lands all of which except one small block lie to the south of Naigaum Cross Road. The area to be taken out of the schedule is 51,932 square yards which is valued Rs. 5,64,193, while 39,746 square yards valued Rs. 5,55,651 are to be inserted in the schedule. There is therefore a deficiency in value of Rs. 8,542 but this may be slightly increased or decreased when the exact areas are agreed upon. The deficiency will be made good when the Schedule D lands included in Scheme 5 are dealt with.

RESOLUTION No. 138.—The Board hereby approve and adopt the proposals for exchange under section 60 (6A) of the City of Bombay Improvement Act, which the Corporation have sanctioned in their resolution No. 157 of 6th April 1916.

2. After the areas of the lands concerned have been jointly checked by the Trust and Municipal staff, a draft notification amending Schedule D should be submitted to Government for publication under section 60 (8).

Appendix M–8.

Amendment of section 384 of Municipal Act, 1888.

(*Vide report para* 28).

T. R. No. 146 *of* 18*th May* 1915.

Considered the following (Circular No. 195 of 1915) :—

(*a*) Letter No. 2500, dated 7th May 1915, from the Engineer :—

With reference to your No. 3195 of the 6th instant, I have the honour to report that I consider that the Trust experience would fully justify them in opposing the proposed enactment of section 10 (2) (*e*). This is one of those drastic general measures which go very far to cause re-action against sanitary regulations on account of its being unnecessarily harsh and strict. From our experience, and I have no doubt the experience of most other public bodies,

* Not printed.

provided there is a building which has been properly designed and constructed for the purpose of having godowns and shops for any purpose with living rooms on the upper floors, there is no reason to fear any ill-effects from the nature of the goods stored in the godowns and shops. A reasonable proposal would be the prevention of the use of buildings which are not designed or constructed in the first place for the purpose of storing grain and other materials being used for that purpose afterwards.

(*b*) Minute dated 13th May 1915 by the Chairman :—

* * * * *

I concur with the Trust Engineer. I think the Trust had better write to Government suggesting that the proposed new section should either begin with " without the written permission of the Commissioner " or end with " unless such godown or place was shown in plans submitted to the Commissioner under section 338 or section 343 and not disapproved by him as a place for the storage of grain or groceries."

RESOLUTION No. 146.—The Chairman's proposal is approved.

2. Government should be addressed accordingly.

Letter from the Chairman, Bombay Improvement Trust, No. 3662 *dated* 22*nd May* 1915 *to the Secretary to the Legislative Council of the Governor of Bombay.*

The Bombay City Improvement Trust have had under consideration clause 10 (2) (*e*) of Bill No. II of 1915, an Act further to amend the City of Bombay Municipal Act 1888, published in part VII of the Bombay Government Gazette of 26th April 1915 and have directed me to submit this representation on their behalf against the provisions of that clause.

2. The Trust derive considerable revenue from the godowns which form the ground floor of their Mandvi Chawls and are constructing large godowns on the ground floors of the large chawls they are now erecting on Chinch Bandar Road. They submit that provided a building has been properly designed and constructed for the purpose of having godowns and shops on the ground floor with living rooms on the upper floors, there is no reason to fear any ill effects from the storage of grain and groceries beneath the living rooms therein.

3. They think the proposed absolute prohibition of such storage far too drastic and submit that a sufficient advance towards the attainment of the object in view *viz.* the reduction of the rat nuisance would be secured if the proposed prohibition were restricted to buildings not suitably designed and constructed for a combination of godowns and living rooms.

4. I am accordingly to suggest for the consideration of Government that clause 10 (2) (*e*) should either begin with the words "without the written permission of the Commissioner" or end with the words "unless such godown or place was shown in plans submitted to the commissioner under section 338 or section 343 and not disapproved by him as a place for storage of grain or groceries."

Appendix M—9.

Lease (short-term) of land on the Flats to the Willingdon Sports Club for Willingdon Park.

(*Vide report para* 10.)

T. R. No. 263 *of* 22*nd October* 1915.

Considered the following (Circular No. 422 of 1915) :—

(*a*) Letter dated 16th July 1915 from the Honorary Secretary, Willingdon Sports Club.

I am directed by the committee formed to promote a social and sporting club in Bombay for European and Indian noblemen and gentlemen under the title of the Willingdon Sports Club, to address you as follows :—

The promoters of the club are at present endeavouring to arrange for a suitable site for the permanent location of the club, but as this will necessarily involve considerable delay, they are desirous of making temporary arrangements with a view to inaugurating the club at as early a date as possible.

It is understood that the Improvement Trust have for some years contemplated measures for turning the area to the south of Clerk Road into a public park, and that no expenditure has hitherto been incurred on this object mainly owing to the fact that no conspicious demand for it has so far presented itself.

I am therefore to enquire whether the Trust would be prepared to push on with the preparation of about thirty acres of this area and to lease it for a term of five or seven years to the club, the requirements of which would be an area suitable for a polo ground, a cricket pitch, six tennis courts and pavilion accommodation. The club would reimburse to the Trust interest and sinking fund charges on the capital expended, in fact all cost entailed by reason of the expenditure required to put the ground into a fit condition for recreation purposes being incurred earlier than might otherwise have been the case.

I should be obliged if you will give early consideration to this proposal. The promoters of the club would regard it as a great favour if you can see your way to complying with their request.

(*b*) Minute by the Chairman :—

* * * * *

2. Applications for the temporary lease of Trust lands are generally disposed of by the Chairman without reference to the Board ; but here the term 7 years is unusually long and the plot applied for forms part of an area that the Trust intend to convert into a public park : so it seems right to obtain the approval of the Board before carrying negotiations any further.

3. For several years past funds allotted in the forecast—in the 1910 forecast Rs. 10,000 per annum and in the 1913 forecast Rs. 16,500 per annum for ten years from 1914-15—for capital expenditure on the proposed park, south of Clerk Road have remained unspent because there was no apparent demand by the public for this park and it did not seem right to give up the temporary revenue derived from cultivation of these lands and sink capital in the park prematurely at a considerable loss in interest and sinking fund charges. Last year, however, it was decided to test the public demand by actually laying out a cricket ground : and quite a good cricket ground was accordingly constructed ; but we have not so far succeeded in getting any one to use it. So we got no return for capital outlay and upkeep expenses and the ground is deteriorating for want of use.

4. We now have an opportunity to get 32 acres including the new cricket ground developed and brought into use and to escape upkeep and improvement expenses for 7 years during which the Willingdon Club will maintain and improve the land while their establishment there will also probably encourage resort by the public to the remainder of the park 47 acres

which we can meanwhile, if public demand justifies it, develop at the rate of 5 to 10 acres every year in accordance with our original scheme.

5. The site on the Clerk Road shown on the appended plan* has been selected for the club in consultation with some of the promoters, and we are asked merely to level the ground in the three places shewn on the plan * as polo ground, cricket ground and tennis courts, respectively. The Engineer estimates the cost of this at a little over Rs. 17,000.

6. It will, I consider, be a fair arrangement to charge the club as annual rent 5 per cent. on our capital expenditure in consideration of our spending the capital 7 years earlier than we otherwise might have spent it.

7. Lord Willingdon approves of the site and is very anxious that it should be ready for use in November 1916. This will be just possible if we start working next April immediately after the lapse of the existing cultivation lease.

8. I hope the Trustees will agree to the following resolution :—

The plot in question should be levelled as soon as possible, the requisite funds—about Rs. 17,000—being provided in the 1916–17 budget.

2. The Chairman is authorised to lease the plot for 7 years to the Willingdon Club at an annual rent of 5 per cent. on the capital spent on it by the Trust.

3. The park to be constructed by the Trust on the Flats south of Clerk Road should with the consent of His Excellency Lord Willingdon be named the " Willingdon Park."

Read Trustees' minutes thereon.

RESOLUTION No. 263.—The plot in question should be levelled as soon as possible, the requisite funds—about Rs. 17,000 being provided in the 1916–17 budget.

2. The Chairman is authorised to lease the plot for 7 years to the Willingdon Club at an annual rent of 5 per cent. on the capital spent on it by the Trust.

3. The park to be constructed by the Trust on the Flats south of Clerk Road should with the consent of His Excellency Lord Willingdon be named the " Willingdon Park."

* Not printed.

Appendix M—10.

Statement showing dishousing and rehousing on Trust estates since the commencement of the Trust.

(*Vide report para.* 11.)

YEAR.	No. of persons dishoused during the year.			No. of persons rehoused during the year.									Remarks.
				In Board's chawls.		In Police chawls.	In new buildings on Trust estates.				No. of people transfered to vacant rooms in acquired buildings.	Total.	
	One-room tenements.	Larger tenements.	Total.	Permanent.	Semi permanent.		One-room tenements.	Two-room tenements	Larger tenements	Seryants quarters.			
1898-99 ..	No record available.	No record available	..	..	..	..	..	..	..	..	No record available.	..	
1899-1900 ..			..	..	..	..	..	..	..	..		..	
1900-01 ..			3,432	..	..	..	..	..	..	..		..	
1901-02 ..			3,877	1,323	..	..	..	..	180	93		1,596	
1902-03 ..			8,135	..	..	..	..	..	360	630		990	
1903-04 ..			1,965	..	..	..	300	180	150	150		780	
1904-05 ..			1,225	..	..	..	540	..	75	111		726	
1905-06 ..			6,259	3,328	..	1,465	500	450	470	465		6,678	
1906-07 ..			8,970	..	..	..	780	..	95	24		899	
1907-08 ..			6,531	2,892	..	..	645	220	745	315		4,817	
1908-09 ..			6,699	192	..	190	425	195	695	417		2,124	
1909-10 ..			1,461	..	..	325	800	305	765	465		2,660	
1910-11 ..			1,593	3,312	..	85	1,190	465	805	360		6,217	
1911-12 ..	1,945	1,186	3,131	3,768	69	..	2,145	720	1,250	144		8,096	
1912-13 ..	2,210	1,478	3,688	120	69	..	1,695	375	500	99	680	3,528	
1913-14 ..	1,500	1,240	2,740	..	672	..	1,985	580	780	30	168	4,215	
1914-15 ..	2,874	1,420	4,294	..	510	..	940	355	725	15	1,184	3,729	
1915-16 ..	2,418	1,314	3,732	..	72	..	1,195	350	665	118	986	3,386	
	10,947	6,638	67,732	14,935	1,392	2,065	13,140	4,195	8,260	3,436	3,018	50,441	

City of Bombay Improvement Trust.

General Balance Sheet as at 31st March 1916.

CITY OF BOMBAY

GENERAL BALANCE

Capital and Liabilities.	Cash.	Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
CAPITAL ACCOUNT.			
Schedule value of—			
Schedule "C" lands	53,44,120 7 8		
Schedule "D" lands	17,30,293 5 11		
		70,74,413 13 7	
Debt due to the General Public—	Rs. a. p.		
Total to end of March 1915 ...5,12,15,000 0 0			
Deduct nett discount ... 6,78,048 8 11			
During 1915-16—	5,05,36,951 7 1		
Debenture Loan of 1914 ... 30,79,000 0 0			
Deduct discount ... 94,095 1 3			
29,84,904 14 9			
Debenture Loan of 1915 ... 25,00,000 0 0			
	54,84,904 14 9		
As per details in A. II, Col. 5		5,60,21,856 5 10	
Special Grants from Government of India—			
On 1st April 1910	50,00,000 0 0		
On 6th May 1913	4,00,000 0 0		
		54,00,000 0 0	
Sale-proceeds of Lands and Buildings—			
Details as per Appendix I (*b*)	.....	44,47,968 12 10	
Appropriations from General Account under section 79 (*l*) of Act IV of 1893—			
Up to 31st March 1915	45,66,716 8 11		
For 1915-16	7,90,642 4 2		
		53,57,358 13 1	
Investment of Cash Balances—			
Nominal value of 3½ per cent. Government Promissory Notes as *per contra*	.....	.....	1,64,300 0 0
Nominal value of 3½ per cent. Government Promissory Notes of the compensation money awarded for the Trust's interest in the Dispensary Plot ...	.....	.....	86,800 0
Nominal value of 4 per cent. Bombay Improvement Trust Debentures	.....	.....	95,000 0 0
Total, Capital Account ...	.....	(*a*)7,83,01,597 13 4	(*a*)3,46,100 0 0
GENERAL ACCOUNT.			
Receipts during 1915-16 as per details in Appendix IV ...	.....	36,88,701 0 4	.....
Total, General Account ...	.....	(*b*)36,88,701 0 4	.....
SINKING FUND ACCOUNT.			
Amount received from General Account Revenue under section 55 (*l*) of the Act—			
Vide details in Appendix II, column 9	22,40,294 14 8		
Interest, do., column 10	5,12,261 14 0		
		(*c*) 27,52,556 12 8	
Nominal value of Debentures purchased as *per contra* ...	.....	.....	27,78,000 0 0
Balance ...	.....	332 5 10	.....
Total, Sinking Fund Account ...	.....	27,52,889 2 6	(*c*)27,78,000 0 0
Carried over total (*a*), (*b*) and (*c*) ...	.....	8,47,4,855 10 4	31,24,100 0 0

IMPROVEMENT TRUST.

SHEET AS AT 31ST MARCH 1916.

Property and Assets.	Cash.	Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
CAPITAL ACCOUNT.			
Book Value of lands as *per contra*	.....	70,74,413 13 7	
Refund of prelimary expenses and interest made to Government under section 69 (*1*) and (*2*) of Act IV of 1898	.....	38,018 11 7	
Expenditure on works as per details in Appendix III ...	.....	6,26,89,135 9 2	
General Surveys	40,275 14 9		
Tools and Plant	1,17,357 0 6		
Stores in Stock	30,992 12 6		
Premia for Designs of Chawls	1,000 0 0	1,89,625 11 9	
Cost of Alteration of the new Telegraph Office and Workshop at Byculla	.....	4,556 14 9	
Appropriations to General Account under section 79 of the Act for—			
1906-07, 1907-08 and 1908-09	.....	3,04,169 2 10	
Balances paid under section 79 (*3*) (*b*) (i) and 79 (*3*) (*b*) (iii) of Act IV of 1898—			
To Government up to 31st March 1910	1,00,143 8 1		
To the Municipal Corporation up to 31st March 1911...	18,88,984 10 11	19,89,128 3 0	
Loss on Sales of 3½ per cent. Government Promissory Notes	.....	90,271 3 1	
Investment of Cash Balances—			
Cost of 3½ per cent. Government Promissory Notes ...	1,60,936 7 11		
Cost of 3½ per cent. Government Promissory Notes on account of Dispensary Plot	88,654 7 11		
Cost of 4 per cent. Bombay Improvement Trust Debentures	89,065 10 3	3,33,656 10 1	
		(*f*)7,26,62,975 15 10	.....
Balance ...	.....	56,38,621 13 6	3,46,100 0 0
Total, Capital Account ...	.....	7,83,01,597 13 4	3,46,100 0 0
GENERAL ACCOUNT.			
Expenditure in 1915-16 as per details in Appendix V ...	.....	23,98,058 12 2	.....
Balance appropriated to Capital Account	.....	7,90,642 4 2	.....
Total, General Account ...	.....	(*g*)96,88,701 0 4	.....
SINKING FUND ACCOUNT.			
Cost of 4 per cent. Debentures— (Detail in Appendix II, columns 12 and 16) ...	.....	(*h*)27,52,889 2 6	
Balance ...	.....	.....	27,78,000 0 0
Total, Sinking Fund Account ...	.....	27,52,889 2 6	27,78,000 0 0
Carried over total (*f*), (*g*) and (*h*) ...	.....	7,91,04,566 2 8	.....

Capital and Liabilities.	Cash.	Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward total (*a*), (*b*) and (*c*) ...	.....	8,47,42,855 10 4	31,24,100 0 0
PROVIDENT FUND ACCOUNT.			
Employes' Contribution	1,43,666 15 11		
Interest on do.	35,423 4 2		
Trustees' Contribution including Forfeitures ...	1,59,265 14 9		
Interest on Trustees' Contribution	35,767 1 7		
		3,74,123 4 5	
Nominal value of Government Promissory Notes as *per contra*	.....	.....	80,000 0 0
Nominal value of Bombay Port Trust Debentures as *per contra*	.....	.....	2,14,000 0 0
Nominal value of Bombay Improvement Trust Debentures as *per contra*	.....	.....	20,000 0 0
Total, Provident Fund Account ...	.....	(*d*) 3,74,123 4 5	(*d*) 3,14,000 0 0
MISCELLANEOUS ACCOUNTS.			
Deposits from Contractors and others	3,32,677 8 4	.....	9,83,100 0 0
Interest on Security Deposits	11,351 8 2	.....	.....
Miscellaneous Advances—			
Amount recovered from private parties for work done on their behalf	806 0 1	.....	.....
Income Tax	4,641 14 5	.....	.....
Gallery Projection Fees	37,324 11 7	.....	.....
Interest unpaid to Debenture holders—			
Rs. a. p.			
By Hongkong Bank for Loan of 1899 ... 3,170 12 6			
By Bank of Bombay for Loans from 1901 to 1908, 1912 to 1914 ... 72,050 0 0			
By Chartered Bank for Loans of 1909 and 1910 ... 810 0 0			
	76,030 12 6	4,62,832 7 1	.....
Total, Miscellaneous Accounts ...	.....	(*e*) 4,62,832 7 1	(*e*) 9,83,100 0 0
Grand Total (*a*, *b*, *c*, *d* and *e*) ...	.....	8,55,79,811 5 10	44,21,200 0 0

Examined and found correct. The securities in which the Trustees' surplus balances, etc., are invested, and the security deposits of contractors and others have been checked and found to agree with the amounts entered above. The cash balance has also been checked and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.

Accountant General's Office, Bombay, 23rd September 1916.

Property and Assets.	Cash.	Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward total (*f*), (*g*) and (*h*) ...	.....	7,91,64,596 2 5	.....
PROVIDENT FUND ACCOUNT.			
Refund of Subscribers' Contribution	4,934 0 4		
Interest paid on do	1,414 5 10		
Payment of Trustees' Contribution	5,439 15 7		
Interest paid on do.	1,409 6 3		
Advances recoverable	7,500 0 0		
		20,697 12 0	
Cost of 3½ per cent. Government Promissory Notes ...	.....	78,364 14 0	
Do. Bombay Port Trust Debentures ...	.....	2 15,607 8 0	
Cost of 4 per cent. Bombay Improvement Trust Debentures	.....	19,450 0 0	
		(*i*) 3,34,120 2 0	
Balance ...	.....	40,003 2 5	3,14,000 0 0
Total, Provident Fund Account ...	.....	3,74,123 4 5	3,14,000 0 0
MISCELLANEOUS ACCOUNTS.			
Refund of Deposits to Contractors and others ...	1,31,670 11 3	.....	(*i*) 3,42,600 0 0
Interest on Security Deposits	11,181 1 0	.....	.....
Rs. a. p.			
Advances on Imprest Account ... 96,578 4 0			
Do. to Engineer for private works ... 1,070 7 9			
	97,648 11 9		
Income Tax	4,724 14 5		
Amount paid to the Municipality on account of Gallery Projection Fees	70 5 3		
		(*j*) 2,45,295 11 8	
Balance ...	.....	2,17,536 11 5	6,40,500 0 0
Total, Miscellaneous Accounts ...	.....	4,62,832 7 1	9,83,100 0 0
Cash. *Securities.*			
Balance in Banks—			
Rs. a. p. Rs.			
Capital Account ... 56,38,621 13 6 3,46,100			
Sinking Fund Account ... *Dr.* 3,42 5 10 27,78,000			
Provident Fund Account ... 40,003 2 5 3,14,000			
Miscellaneous Accounts ... 2,17,536 11 5 6,40,500			
	.....	(*k*)* 58,95,829 5 6	(*k*)†40,78,600 0 0
Grand Total (*f*, *g*, *h*, *i*, *j* and *k*) ...	.....	8,55,79,811 5 10	44,21,200 0 0

Specification of Balances in Banks and in hand —

	* Cash.		† Securities.	
	Rs. a. p.			Rs. a. p.
Hongkong and Shanghai Banking Corporation	4,688 1 7	In Bank's Safe Custody— Government Promissory Notes ...		7,78,900 0 0
Bank of Bombay	48,48,791 2 7			
Chartered Bank of India, Australia and China	1,39,044 3 5	Municipal Debentures ...		2,17,000 0 0
National Bank of India	2,268 13 8			
Mercantile Bank of India	6,03,014 0 0	Port Trust Debentures ...		4,58,200 0 0
Bank of India	10,12,053 6 10			
Eastern Bank	10,01,102 12 6	Bombay Improvement Trust Debentures ...		26,11,500 0 0
Yokohama Specie Bank	8,81,796 11 11			
Comptoir National Bank	4,00,000 0 0			
Cash in hand	3,070 1 0	Securities in hand ...		18,000 0 0
Total Rs. ...	58,95,829 5 6	Total Rs. ...		40,73,600 0 0

J. P. ORR,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant,
Secretary's Office, Bombay, 22nd September 1916.

APPENDIX—I.

CAPITAL ACCOUNT.

(a) *Cost of Management and Establishment.*

Budget Estimate for the year 1915-1916.	Particulars.	Actual expenditure for the year ending 31st March 1916.	
Rs.	COST OF MANAGEMENT AND INCIDENTAL EXPENSES AS PER SECTION 75 (*1*) OF THE ACT.	Rs. a. p.	Rs. a. p.
	Chairman's Salary and Allowances—		
36,000	Salary	36,000 0 0	
6,667	Exchange Compensation, Pension Contribution, etc. ...	6,666 11 0	
Cr. 41	Leave Allowances	*Cr. 41 4 4*	
1,200	Conveyance Allowance	1,200 0 0	
43,826			43,825 6 8
16,600	Trustees' Fees	.....	16,135 0 0
	Secretary's Department—		
36,850	Establishment	36 452 13 9	
22	Clothing to Peons	21 14 0	
50	Furniture	.....	
1,200	Sundries	1,076 14 0	
50	Books	22 7 0	
800	Stationery	75 9 6	
11,100	Printing	10,331 10 9	
50,072			48,781 5 0
	INCIDENTAL EXPENSES.		
2,000	Law Expenses (General)	885 11 6	
	Rs. a. p.		
63,252	Expenses of Loan of 1914 and Stamp duty. 31,713 0 0		
	Do. do. 1915 do. ... 31,266 14 0		
		62,979 14 0	
19,500	Contribution to Provident Fund	18,306 4 6	
11,529	Maintenance of Administrative Offices, Central Stores and Paysheds and Office Furniture	11,304 11 [illegible]	
11,000	Disposal of Lands (Brokerage, etc.)	9,450 1 5	
.....	Commission to Banks	10,487 15 8	
1,07,281			1,13,414 10 5
2,19,779	(Total Cost of Management) ...	.....	2,22,206 6 1
	COST OF ESTABLISHMENTS CHARGEABLE TO CAPITAL ACCOUNT.		
	Engineering Department—		
77,663	Establishment	78,051 13 5	
720	Temporary Establishment	720 0 0	
500	Survey Instruments	113 14 0	
500	Furniture	30 15 0	
200	Clothing to Peons	225 12 0	
	Contingencies—		
1,500	Printing	942 12 8	
3,000	Stationery	2,513 9 7	
2,000	Sundries	1,037 13 9	
86,083			83,636 10 5
	Land Manager's Department—		
86,339	Establishment	85,210 8 9	
85	Survey Instruments	174 4 0	
109	Clothing to Peons	109 6 0	
300	Furniture	231 5 10	
	Contingencies—		
716	Printing	596 15 9	
3,000	Stationery	3,533 8 8	
460	Sundries	393 1 6	
91,009			90,249 2 6
1,77,092	Carried over ...	.....	1,73,885 12 11
2,19,779		.....	2,22,206 6 1

* Provision of Rs. 11,007 made under General Account, *vide* p. 28.

Budget Estimate for the year 1915-1916.	Particulars.	Actual expenditure for the year ending 31st March 1916.	
Rs.		Rs. a. p.	Rs. a. p.
2,19,779	Brought forward ...	.....	2,22,206 6 1
1 77,092			1,73,885 12 11
	COST OF ESTABLISHMENT CHARGEABLE TO CAPITAL ACCOUNT—*continued.*		
	Special Collectors' Department—		
18,850	Collectors' Salary	18,450 0 0	
11,985	Establishment (including Leave and Pension Contribution)	11,955 10 0	
703	Contingencies	295 8 9	
31,538			30,701 2 9
11,429	Expenses of Tribunal	.....	10,276 12 5
8,476	Engineer's Works Establishment	7.918 12 9	
9,908	Land Manager's Acquisition Establishment	10.577 2 3	
1,328	Do. Works Establishment	1,328 0 0	
1,352	Do. Contingencies	350 3 0	
21,064			20,174 2 0
2,41,123	Total Cost of Establishment ...	.....	2,35,039 14 1
4,60,902	(Total Cost of Management and Establishment) ...	.....	4,57,246 4 2
	COST OF ESTABLISHMENT AS PER SECTION 77 OF THE ACT.		
5,500	Engineer's Works Establishment	4,690 0 1	
50,547	Land Manager's Revenue Establishment	49,934 6 5	
831	Do. Contingencies	686 0 0	
56,878			*55,310 6 6
5,17,780	Grand Total ...	.....	5,12,556 10 8

* Allocated directly to General Account.

J. P. ORR,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 22nd September 1916.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.

Bombay, 23rd September 1916.

APPENDIX—I—*continued.*

CAPITAL ACCOUNT—*continued.*

(b) Sale Proceeds of Lands and Buildings under section 64 of the Act.

Budget Estimate for the year 1915-1916.	Particulars.	Actual receipt in 1915-1916.	Total to end of 1915-1916.
Rs.		Rs. a. p.	Rs. a. p.
	Schedule C.—		
	Flats	6,713 14 4	6,713 14 4
	Cooperage Plot	.....	624 0 0
96,448	Hornby Road	800 0 0	2,000 0 0
	Chowpati Estate	.....	4,427 9 8
	Dispensary Plot	47 13 0	83,453 2 9
	Plot south of Old Town Barracks	95,600 0 0	95,600 0 0
	Parel Estate	.....	7,02,591 3 5
	Schedule D.—		
	Agripada West	*Dr.* 2,064 0 0	797 5 10
507	,, Central	4,676 0 0	4,676 0 0
	,, East	34,646 0 0	34,646 0 0
.....	Scheme No. 1 (First Nágpáda)	.....	1,20,570 15 0
9,894	,, 2 (Princess Street)	10,034 0 0	5,03,166 18 8
37,928	,, 3 (Sandhurst Road)	37,090 0 0	6,72,803 2 7
.....	,, 4 (Gámdevi)	.....	1,69,509 9 6
27,266	,, 5 (Dadar-Matunga)	27,966 0 9	5,47,784 5 6
7,233	,, 6 (Sion-Matunga)	7,188 7 2	15,901 14 2
—32	,, 8 (Mándvi-Koliwáda)	*Dr.* 32 4 0	1,67,043 14 8
.....	,, 9 (Sankli Street)	*Dr.* 4,676 0 0	.....
4,703	,, 27 (Mathew Road)	5,188 4 0	1,08,652 1 10
34,895	,, 29 (Nowrojee Hill)	33,123 8 5	2,95,351 11 6
.....	,, 30 (Souter Street Extension, westwards) ...	.....	1,32,000 0 0
2,18,908	,, 31 (Parel)	9,908 1 4	6,58,487 1 1
33,427	,, 32 (East Agripada)	22,042 7 5	27,339 10 7
.....	,, 33 (Bhatwadi)	.....	20,045 0 9
.....	,, 36 (Lamington Road)	.....	10,640 0 0
24,275	,, 37 (Sydenham Road)	21,665 13 7	52,222 0 9
3,935	,, 41 (Undria Street)	4,626 14 5	9,164 9 8
.....	Police Scheme No. 17 (Duncan Road)	.....	1,746 0 0
.....	,, ,, 18 (Shepherd Road)	.....	10 10 0
4,99,382	Total Rupees ...	3,11,909 0 5	44,47,968 12 10

J. P. ORR,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 22nd September 1916.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.

Bombay, 23rd September 1916.

APPENDIX—II.

Sinking Fund Statement.

Description of Loan. All for 60 years.	Date of issue of Loan.	Amount raised.	Average rate of issue.	Nett Receipts.	½ yearly interest payable.	Sinking Fund									Total Cols. 13 to 15.	+ or − balances under Sinking Fund.
						Basis	Amount payable ½ yearly.	Total amount paid to date.	Interest accrued to date.	Total amount including interest.	Cost of Investment.	Nominal value of Investment in Municipal Debentures.	Nominal value of Investment in Port Trust Debentures.	Nominal value of Investment in Improvement Trust Debentures.		
1	2	3	4	5	6	7.	8	9	10	11	12	13	14	15	16	17
			Rs. a. p.	Rs. a. p.	Rs.	Per cent.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs.	Rs. a. p.
Rupee Coupon Debenture Loan.	1st Nov. 1899 ...	56 lakhs.	96 0 0	48,00,000	1,00,000	4	(a)1C,564 0 0	3,32,864 0 0	1,32,521 7 2	4,65,385 7 2	4,65,568 4 10	1,19,500	.....	3,52,000	4,71,500	−182 13 8
Debenture Loan ...	6th Sept. 1901 ...	30 ,,	95 4 0	28,57,605 10 0	60,000	,,	6,280 0 0	1,75,840 0 0	57,635 6 6	2,33,475 6 6	2,33,676 6 8	43,000	6,500	1,86,500	2,36,000	−201 0 2
Do. ...	15th July 1902 ...	30 ,,	98 2 0·6	29,43,850 0 0	60,000	,,	6,280 0 0	1,63,280 0 0	48,020 11 0	2,11,300 11 0	2,11,366 2 3	26,000	6,500	1,80,500	2,13,000	−65 7 3
Do. ...	20th Aug. 1903 ...	60 ,,	100 4 0	60,14,991 14 0	1,20,000	,,	12,560 0 0	3,01,440 0 0	79,620 0 1	3,81,060 0 1	3,80,883 5 3	16,500	12,500	3,53,500	3,82,500	+176 10 10
Do. ...	7th Sept. 1904 ...	50 ,,	102 5 9·438	51,18,082 13 0	1,00,000	,,	(b)10,493 0 0	2,29,581 0 0	54,225 8 9	2,83,806 8 9	2,83,668 14 11	2,500	10,500	2,72,000	2,85,000	+137 9 10
Do. ...	12th Sept. 1905 .	30 ,,	103 10 2·75	31,09,179 6 0	60,000	,,	6,280 0 0	1,25,600 0 0	26,770 7 9	1,52,370 7 9	1,52,293 3 10	1,500	6,000	1,46,000	1,53,500	+77 3 11
Do. ...	2nd Oct. 1906 ...	20 ,,	100 15 9	20,19,687 8 0	40,000	3	(c) 6,148 0 8	1,10,553 12 0	20,834 9 9	1,31,388 5 9	1,31,518 6 4	1,000	6,000	1,26,000	1,33,000	−130 0 7
Do. ...	24th Sept. 1907 .	15 ,,	98 4 1·671	14,75,880 8 11	30,000	,,	4,609 9 10	73,753 13 4	12,091 6 4	85,845 3 8	85,638 14 11	1,000	4,500	81,000	86,500	+206 4 9
Do. ...	8th Sept. 1908 ...	30 ,,	96 4 6·914	28,88,580 5 0	60,000	,,	9,219 5 8	1,29,070 15 4	17,940 15 2	1,47,011 14 6	1,47,217 15 8	500	9,000	1,39,000	1,48,500	−286 1 2
Sterling Coupon Debenture Loan.	1st July 1909 ...	84,99,000*	95 12 0	81,37,792 8 0	1,69,980	,,	25,654 4 0	3,33,505 4 0	42,182 14 7	3,75,688 2 7	3,75,876 11 0	1,500	25,000	3,52,000	3,78,500	−188 8 5
Do. ...	1st July 1910 ...	49,95,000†	99 0 0	49,45,050 0 0	99,900	,,	15,077 8 4	1,65,852 11 8	17,061 7 7	1,82,914 3 3	1,82,905 9 4	500	15,000	1,68,500	1,84,000	+8 9 11
Debenture Loan ...	28th Aug. 1912 ...	25 lakhs.	101 12 8	25,44,789 7 8	50,000	,,	7,682 12 0	46,096 8 0	2,352 7 7	48,448 15 7	48,596 13 5	.....	.....	50,000	50,000	−147 13 10
Do. ...	26th Aug. 1913 ...	18 ,,	100 15 7·263	18,17,555 15 0	36,000	,,	5,531 8 7	92,196 2 4	684 7 9	92,810 10 1	92,678 13 9	.....	.....	93,500	93,500	+131 12 4
Do. ...	4th Aug. 1914 ...	50 ,,	97 0 8·1	48,50,810 6 3	1,00,000	,,	15,365 6 0	30,730 12 0	390 0 0	31,060 12 0	30,999 8 4	.....	.....	32,500	32,500	+51 3 8
Do. ...	3rd Jan. 1916 ...	25 ,,	(d)98 13 7·2	25,00,000 0 0	(d)50,000	,,	7,682 11 0	.....	.....	.....	.....	.....	.....	.....	.....	.....
Total ...	.....	5,67,94,000	98 9 5	5,60,21,856 5 10	11,35,880	...	1,49,428 2 1	22,40 294 14 8	5,12,261 14 0	27,52,556 13 8	27,52,889 2 6	2,13,500	1,01,500	24,63,000	27,78,000	−382 5 10

* (£566,600 @ 1s. 4d.) † (£333,000 @ 1s. 8d.) (a) Rs. 10,240-0-0 up to 14th May 1908. (b) Rs. 10,240-0-0 up to 14th January 1908. (c) Rs. 6,037-0-8 up to 31st December 1907.

(d) The loan was issued on special terms the result of which is the same as if the Board had issued a 4 per cent. 60 year loan at Rs. 96-13-7. 2 per cent.

J. P. ORR,
Chairman.

Examined and found correct.
F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.
Bombay, 23rd September 1916.

C. M. CORREA,
Secretary and Chief Accountant.
Secretary's Office, Bombay, 22nd September 1916.

APPENDIX—III.

CAPITAL ACCOUNT.

Statement of Expenditure on Works.

Works.	Expenditure on Works.			Proportionate Cost of Management and Establishment.			Grand Total to end of 1915-16.
	To end of 31st March 1915.	During 1915-16.	Total to end of 1915-16.	To end of 31st March 1915.	During 1915-16.	Total to end of 1915-16.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
IMPROVEMENT OF LANDS VESTED IN THE BOARD.							
Schedule C.—Lands.							
Flats	15,259 9 9	9,971 3 6	25,230 13 3	5,552 4 5	917 0 0	6,469 4 5	31,700 1 8
Chaupati Estate	92,726 2 5	.....	92,726 2 5	65,528 7 4	5,999 0 0	71,527 7 4	1,64,254 9 9
Fire Service on Cotton Green Plot	5,021 1 4	.....	5 021 1 4	2,999 10 0	.....	2,999 10 0	8,020 11 4
Hornby Road Plot, Scheme No. 22	1,04,190 1 8	487 11 4	1,04,677 13 0	29,002 0 4	29 0 0	29,031 0 4	1,33,708 13 4
Wellington Lines Plot, Scheme No. 20	30,649 14 7	.....	30,649 14 7	6,237 10 4	.....	6,237 10 4	36,887 8 11
Wellington Lines Central Garden	3,615 14 4	.....	3,615 14 4	968 13 0	.....	968 13 0	4,584 11 4
Marine Lines Plot	4,750 13 11	.....	4,750 13 11	5398 10 11	.....	5,398 10 11	10,149 8 10
Wodehouse Road Plot, Scheme No. 21	22,364 8 0	.....	22,364 8 0	3,822 2 10	.....	3,822 2 10	26,186 10 10
Filling in Wells and Payments for Sites	36,194 12 1	.....	36,194 12 1	4,855 9 1	.....	4,855 9 1	41,050 5 2
Special Repairs, "Kennedy Sea Face"	59,048 13 11	.....	59,048 13 11	4,692 2 9	.....	4,692 2 9	63,741 0 8
Plot south of Crawford Market (Scheme No. 10)	4,767 3 4	2,871 0 0	7,638 3 4	1,622 6 4	218 0 0	1,840 6 4	9,478 9 8
Secretariat Plot	1,516 14 4	.....	1,516 14 4	369 10 9	.....	369 10 9	1,886 9 1
Plot south of Old Town Barracks	.....	.....	.....	265 0 0	2,390 0 0	2,655 0 0	2,655 0 0
Dispensary Plot	.....	.....	.....	222 0 0	.....	222 0 0	222 0 0
Plot north of Municipal Offices	.....	.....	.....	884 0 0	.....	884 0 0	884 0 0
Parel Estate	.....	.....	.....	20,738 0 0	.....	20,738 0 0	20,738 0 0
Saluting Battery Plot	.....	.....	.....	*Cr. 25 0 0*	.....	*Cr. 25 0 0*	*Cr. 25 0 0*
Cooperage Plot	.....	.....	.....	1,844 0 0	.....	1 844 0 0	1,844 0 0
	3,80,105 13 8	13,329 14 10	3,93,435 12 6	1,54,977 8 1	9,553 0 0	1,64,530 8 1	5,57,966 4 7
Schedule D.—Lands.							
West Agripada and Connaught Road.							
Connaught Road Estate, Scheme No. 12—							
Road Construction and Filling in	23,336 1 5	.....	23,336 1 5	5,412 14 5	.....	5,412 14 5	28,748 15 10
Sundries	2,269 13 1	.....	2,269 13 1	488 0 0	.....	488 0 0	2,757 13 1

Agripada Estate Scheme No. 11—								
Filling in Site, etc.	2,89,638 14 5	*Cr. 436 1 3*	2,89,202 13 2	1,06,105 1 8	862 0 0	1,06,967 1 8	3,96,169 14 10
Road Construction	1,80,335 6 9	587 1 9	1,80,923 6 6	35,686 3 5	45 0 0	35,711 3 5	2,16,634 9 11
Paving Foot-paths	16,142 3 1	.....	16,142 3 1	1,045 0 0	.....	1,045 0 0	17,187 3 1
Sundries	2,094 8 1	*Cr. 273 10 1*	1,820 14 0	449 0 0	*Cr. 22 0 0*	427 0 0	2,247 14 0
Drainage	1,23,733 2	.....	1,23,733 2 3	6,035 0 0	.....	6,035 0 0	1,29,768 2 3
Recreation Ground	.....	1,421 15 7	1,421 15 7	.....	104 0 0	104 0 0	1,525 15 7
Land west of Railway	3,850 11 6	.....	3,850 11 6	320 0 0	.....	320 0 0	4,170 11 6
Acquisition (Disposal)	.....	.....	.....	15,717 3 1	*Cr. 1,010 0 0*	14,707 3 1	14,707 3 1
Central Agripada—	6,41,400 12 7	1,800 4 0	6,42,701 0 7	1,71,238 6 7	*Cr. 21 0 0*	1,71,217 6 7	8,13,918 7 2
Sankli Street Scheme No. 9—							
Land—							
Acquisition of Properties	.....	17,000 0 0	17,000 0 0	.....	9,023 5 0	9,023 5 0	26,023 5 0
Brokerage, Law Charges and Sundries	.....	271 6 3	271 6 3	.....	23 8 0	23 8 0	294 14 3
Roads, etc.—							
Roads	.....	8,363 7 4	8,363 7 4	.....	1,643 14 7	1,643 14 7	10,007 5 11
East Agripada—	.....	25,634 13 7	25,634 13 7	.....	10,690 11 7	10,690 11 7	36,325 9 2
Roads, etc.—							
Roads	.....	23,062 10 5	23,062 10 5	.....	1,722 0 0	1,722 0 0	24,784 10 5
Filling in	.....	56,543 8 4	56,543 8 4	.....	6,400 0 0	6,400 0 0	62,943 8 4
Acquisition (Disposal)	.....	.....	.....	.....	7,384 0 0	7,384 0 0	7,384 0 0
Other Schedule D. Lands—	.....	79,606 2 9	79,606 2 9	.....	15,506 0 0	15,506 0 0	95,112 2 9
Lands at Matunga—							
Filling in	724 11 0	.....	724 11 0	1,425 2 9	.....	1,425 2 9	2,149 13 9
Total Schedule D—Lands	6,42,125 7 7	1,06,541 4 4	7,48,666 11 11	1,72,663 9 4	26,175 11 7	1,98,839 4 11	9,47,506 0 10
Schedule F.—Lands	.....	.....	.....	8 0 0	.....	8 0 0	8 0 0
SCHEMES.							
Scheme No. 1.—"First Nagpada."							
Land—							
Acquisition of Properties	15,30,299 2 0	.....	15,30,299 2 0	3,17,461 4 2	.....	3,17,461 4 2	18,47,760 6 2
Brokerage, Law Charges and Sundries	41,877 8 0	74 8 0	41,952 0 0	6,465 2 0	.....	6,465 2 0	48,417 2 0
Roads, etc.—							
Roads	75,747 7 8	.....	75,747 7 8	11,359 0 0	.....	11,359 0 0	87,106 7 8
Open Spaces	429 4 1	.....	429 4 1	62 0 0	.....	62 0 0	491 4 1
Chawls—							
Agripada (4 Blocks)	1,71,777 6 5	.....	1,71,777 6 5	58,897 7 1	.....	58,897 7 1	2,30,674 13 6
,, (12 Blocks)	5,01,553 10 5	.....	5,01,553 10 5	79,472 13 10	.....	79,472 13 10	5,81,026 8 3
Nagpada (2 Blocks)	91,996 14 6	.....	91,996 14 6	16,878 4 6	.....	16,878 4 6	1,08,875 3 0
Sheds for Sweepers	1,048 11 5	.....	1,048 11 5	901 12 10	.....	901 12 10	1,950 8 3
	24,14,730 0 6	74 8 0	24,14,804 8 6	4,91,497 12 5	.....	4,91,497 12 5	29,06,302 4 11
Carried over ...Rupees.	34,36,961 5 9	1,19,945 11 2	35,56,907 0 11	8,19,146 13 10	35,728 11 7	8,54,875 9 5	44,11,782 10 4

Works.	Expenditure on Works.			Proportionate Cost of Management and Establishment.			Grand Total to end of 1915-16.
	To end of 31st March 1915.	During 1915-16.	Total to end of 1915-16.	To end of 31st March 1915.	During 1915-16.	Total to end of 1915-16.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees.	34,36,961 5 9	1,19,945 11 2	35,56,907 0 11	8,19,146 13 10	35,728 11 7	8,54,875 9 5	44,11,782 10 4
SCHEMES—*continued.*							
Scheme No. 2.—"Princess Street."							
Land—							
Acquisition of Properties	63,04,307 14 10	19,625 0 0	66,23,932 14 10	6,62,856 15 2	1,716 0 0	6,64,572 15 2	72,88,505 14 0
Brokerage, Law Charges and Sundries	1,85,439 9 11	133 12 0	1,85,573 5 11	17,197 9 2	.....	17,197 9 2	2,02,770 15 1
Roads, etc.—							
Roads	1,80,495 14 9	2,007 6 11	1,82,503 5 8	38,589 12 4	150 0 0	38,739 12 4	2,21,243 2 0
Removal of Debris	3,240 6 8	.....	3,240 6 8	820 0 0	.....	820 0 0	4,060 6 8
Chawls—							
Chandanwadi	4,77,505 6 5	.....	4,77,505 6 5	96,136 5 9	.....	96,136 5 9	5,73,641 12 2
Princess Street	39,272 4 2	.....	39,272 4 2	7,574 0 0	.....	7,574 0 0	4,46,846 4 2
Temporary Sheds—Kennedy Sea Face	51,579 7 5	.....	51,579 7 5	9,336 0 0	.....	9,336 0 0	60,915 7 5
Sheds for Sweepers	169 9 9	.....	169 9 9	180 0 0	.....	180 0 0	349 9 9
	75,42,010 9 11	21,766 2 11	75,63,776 12 10	8,32,690 10 5	1,866 0 0	8,34,556 10 5	83,98,333 7 3
Scheme No. 3.—"Sandhurst Road."							
Land—							
Acquisition of Properties	80,50,968 14 11	61 0 0	80,51,029 14 11	7,66,376 8 5	98,072 0 0	8,04,448 8 5	88,55,478 7 4
Brokerage, Law Charges and Sundries	2,42,008 9 2	77 13 0	2,42,086 6 2	24,619 10 1	.....	24,619 10 1	2,66,706 0 3
Roads, etc.—							
Roads	3,63,307 6 11	26,009 7	3,89,316 10 6	70,717 13 8	1,948 0 0	72,665 13 8	4,61,982 8 2
Filling in	5,704 6 8	.....	5,704 6 8	838 0 0	.....	838 0 0	6,542 6 8
Removal of Debris	1,353 10 8	.....	1,353 10 8	295 0 0	.....	295 0 0	1,648 10 8
Chawls—							
Imamwada	6,36,878 7 4	.....	6,36,878 7 4	1,27,466 7 4	.....	1,27,466 7 4	7,64,344 14 8
Six additional Blocks at Agripada	2,58,309 7 11	*Cr. 248 4 5*	2,58,061 3 6	63,053 6 2	*Cr. 15 0 0*	63,038 6 2	3,21,099 9 8
One Block at Nagpada	92,391 7 10	.....	92,391 7 10	22,192 0 0	.....	22,192 0 0	1,14,583 7 10
Temporary Sheds at Agripada	9,478 5 6	.....	9,478 5 6	564 1 2	.....	564 1 2	10,042 6 8
Semi-permanent Huts at Chowpati	52,295 3 2	.....	52,295 3 2	12,017 10 3	.....	12,017 10 3	64,312 13 5
Sheds for Bhangis and Sweepers	513 7 11	.....	513 7 11	61 0 0	.....	61 0 0	574 7 11
	97,13,209 8 0	25,899 12 2	97,39,109 4 2	10,88,201 9 1	40,005 0 0	11,28,206 9 1	1,08,67,315 13 3

Scheme No. 4 —"Gamdevi."								
Land—								
Acquisition of Properties	12,10,350 4 2	973 0 0	12,11,323 4 2	1,24,491 6 11	16,933 0 0	1,41,424 6 11	13,52,747 11 1	
Brokerage, Law Charges and Sundries	67,065 5 2	*Cr. 10 0 0*	67,055 5 2	7,381 3 0	.....	7,381 3 0	74,436 8 2	
Roads, etc.—								
Roads	2,83,813 12 7	2,231 9 8	2,86,075 6 3	54,858 3 4	166 0 0	55,024 3 4	3,41,099 9 7	
Filling in	2,22,726 13 4	.....	2,22,726 13 4	44,315 8 0	.....	44,315 8 0	2,67,042 5 4	
Retaining Walls	40,414 7 4	.....	40,414 7 4	8,376 0 0	.....	8,376 0 0	48,790 7 4	
Slip in Gibbs Road	79,424 10 6	855 8 6	80,280 3 0	15,133 0 0	67 0 0	15,200 0 0	95,480 3 0	
Steps for Pedestrians on Hughes Road	107 15 0	.....	107 15 0	24 0 0	.....	24 0 0	131 15 0	
	19,03,933 4 1	4,050 2 2	19,07,983 6 3	2,54,579 5 3	17,166 0 0	2,71,745 5 3	21,79,728 11 6	
Scheme No. 5.—"Dadar-Matunga."								
Land—								
Acquisition of Properties	21,12,248 12 3	71,751 0 0	21,83,999 12 3	1,95,160 15 11	7,703 0 0	2,02,863 15 11	23,86,863 12 2	
Brokerage, Law Charges and Sundries	64,069 11 2	642 6 3	64,712 1 5	5,125 5 1	.....	5,125 5 1	69,837 6 6	
Roads, etc.—								
Roads and Passages	81,952 9 5	*Cr. 55 11 2*	81,896 14 3	7,881 0 0	.....	7,881 0 0	89,777 14 3	
Filling in	3,10,507 10 3	43,275 7 9	3,53,783 2 0	42,681 15 7	3,245 0 0	45,926 15 7	3,99,710 1 7	
Removal of Debris	24 4 0	.....	24 4 0	.....	.....	.....	24 4 0	
Parks and Open Spaces	.....	8,251 8 6	8,251 8 6	.....	615 0 0	615 0 0	8,866 8 6	
Large Sewers	.....	5,000 0 0	5,000 0 0	.....	375 0 0	375 0 0	5,375 0 0	
Storm Water Drains	.....	40,242 5 10	40,242 5 10	.....	3,021 0 0	3,021 0 0	43,263 5 10	
Cost of materials at site	.....	18,924 9 7	18,924 9 7	.....	1,416 0 0	1,416 0 0	20,340 9 7	
	25,68,802 15 1	88,031 10 9	27,56,834 9 10	2,50,849 4 7	16,375 0 0	2,67,224 4 7	30,24,058 14 5	
Scheme No. 6.—"Sion-Matunga."								
Land—								
Acquisition Properties	17,09,901 14 7	90,869 0 0	18,00,770 14 7	1,53,006 10 8	7,677 0 0	1,60,683 10 8	19,61,454 9 3	
Brokerage, Law Charges and Sundries	59,085 0 8	630 1 0	59,715 1 8	6,022 0 1	.....	6,022 0 1	65,737 1 9	
Roads, etc.—								
Roads	10,139 13 4	3,306 15 5	13,446 12 9	655 0 0	247 0 0	902 0 0	14,348 12 9	
Filling in	1,05,737 14 7	4,369 0 3	1,10,106 14 10	13,635 0 0	330 0 0	13,965 0 0	1,24,071 14 10	
Underbridge—								
Construction (at Mahim)	.....	43,514 0 0	43,514 0 0	.....	.....	.....	43,514 0 0	
Chawls—								
Semi-permanent Sheds at Matunga	3,271 3 3	.....	3,271 3 3	271 0 0	.....	271 0 0	3,542 3 3	
Workmen's Cottages	.....	10,890 13 10	10,890 13 10	.....	817 0 0	817 0 0	11,707 13 10	
	88,135 14 5	1,53,579 14 6	0,41,715 12 11	1,73,589 10 9	071 0 0	1,82,660 10 9	22,24,376 7 8	
Carried over ...Rupees.	2,70,53,053 9 3	5,13,273 5 8	2,75,56,326 14 11	34,19,057 5 11	1,20,211 11 7	35,39,269 1 6	3,11,05,596 0 5	

Works.	Expenditure on Works.			Proportionate Cost of Management and Establishment.			Grand Total to end of 1915-16.
	To end of 31st March 1915.	During 1915-16.	Total to end of 1915-16.	To end of 31st March 1915.	During 1915-16.	Total to end of 1915-16.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees.	2,70,53,053 9 3	5,13,273 5 8	2,75,66,326 14 11	34,19,057 5 11	1,2 ,211 11 7	35,39,269 1 6	3,11,05,596 0 5
SCHEMES—*continued.*							
Scheme No. 7.—"Colaba Reclamation."							
Land—							
Acquisition of Properties	13,000 0 0	.....	13,000 0 0	904 0 0	.....	904 0 0	13,904 0 0
Brokerage, Law Charges and Sundries	14,214 9 6	.....	14,214 9 6	2,524 1 5	.....	2,524 1 5	16,738 10 11
Roads, etc.—							
Roads	1,15,147 7 1	.....	1,15,147 7 1	27,416 8 10	.....	27,416 8 10	1,42,563 15 11
Filling in	2,14,039 9 4	.....	2,14,039 9 4	30,244 15 4	.....	30,214 15 4	2,44,284 8 8
Protection Works	43,745 3 5	.....	43,745 3 5	7,639 0 0	.....	7,639 0 0	51,384 3 5
	4,00,146 13 4	.....	4,00,146 13 4	68,728 9 7	.....	68,728 9 7	4,68,875 6 11
Scheme No. 8.—"Mandvi-Koliwada."							
Land—							
Acquisition of Properties	19,80,219 13 3	30 0 0	19,80,249 13 3	1,73,542 0 11	65 0 0	1,73,607 0 11	21,53,856 14 2
Brokerage, Law Charges and Sundries	44,195 13 11	49 0 0	44,244 13 11	4,393 3 2	.....	4,393 3 2	48,638 1 1
Roads, etc.—							
Roads	57,799 7 8	283 2 0	58,082 9 8	12,449 4 1	15 0 0	12,464 4 1	70,496 13 9
Removal of Debris	284 15 11	.....	284 15 11	75 0 0	.....	75 0 0	359 15 11
Chawls—							
Mándvi-Koliwáda	2,55,610 6 8	.....	2,55,610 6 8	52,263 15 6	.....	52,263 15 6	3,07,874 6 2
Paltan Road Huts	37,310 5 7	.....	37,310 5 7	8,102 5 9	.....	8,102 5 9	45,412 11 4
Sheds for Sweepers	4 9 6	.....	4 9 6	.....	.....	.....	4 9 6
	23,75,425 8 6	312 2 0	23,75,737 10 6	2,50,825 13 5	80 0 0	2,50,905 13 5	26,26,6 8 7 11
Scheme No. 9.—"Sankli Street."							
Land—							
Acquisition of Properties	17,000 0 0	*Cr. 17,000 0 0*	.....	966 5 0	*Cr. 966 5 0*	.....	.....
Brokerage, Law Charges and Sundries	271 6 8	*Cr. 271 6 8*	.....	23 8 0	*Cr. 23 8 0*	.....	.....
Roads, etc.—							
Roads	8,363 7 4	*Cr. 8,363 7 4*	.....	1,648 14 7	*Cr. 1,643 14 7*	.....	.....
	25,634 13 7	*Cr. 25,634 13 7*	.....	2,633 11 7	*Cr. 2,633 11 7*	.....	.....

Scheme No. 13.—"Souter Street Extension Eastwards."							
Land—							
Acquisition of Properties	20,785 14 3	.....	20,785 14 3	3,640 2 1	.....	3,640 2 1	24,426 0 4
Brokerage, Law Charges and Sundries	7,823 13 5	.....	7,823 13 5	803 4 6	.....	803 4 6	8,627 1 11
Roads, etc.—							
Roads	8,820 6 8	.....	8,820 6 8	2,320 0 0	.....	2,320 0 0	11,140 6 8
Filling in	17,693 2 11	.....	17,693 2 11	3,687 2 5	.....	3,687 2 5	21,380 5 4
	55,123 5 3	.....	55,123 5 3	10,450 9 0	.....	10,450 9 0	65,573 14 3
Scheme No. 27.—"Mathew Road."							
Land—							
Acquisition of Properties	10,90,608 10 10	40,626 0 0	11,31,234 10 10	1,33,084 5 2	4,372 0 0	1,37,456 5 2	12,68 691 0 0
Brokerage, Law Charges and Sundries	33,241 14 3	57 0 0	33,298 14 3	3,037 7 9	.....	3,037 7 9	36,336 6 0
Roads, etc.—							
Roads	60,154 13 6	814 3 5	60,969 0 11	13,916 7 8	60 0 0	13,976 7 8	74,945 8 7
Filling in	1,619 1 11	.....	1,619 1 11	290 0 0	.....	290 0 0	1,909 1 11
	11,85,924 8 6	41,497 3 5	12,27,121 11 11	1,5 ,328 4 7	4,432 0 0	1,54,760 4 7	13,81,882 6
Scheme No. 29.—"Nowrojee Hill."							
Land—							
Acquisition of Properties	63,52,677 5 5	27,639 4 3	63,80,316 9 8	4,67,327 7 7	8,657 0 0	4,75,984 7 7	68,56,301 1 3
Brokerage, Law Charges and Sundries	1,08,115 6 4	359 15 10	1,08,475 6 2	6,532 11 5	.....	6,532 11 5	1,15,008 1 7
Roads, etc.—							
Roads	79,235 3 6	7,474 14 7	86,710 2 1	12,973 0 0	562 0 0	13,535 0 0	1,00,245 2 1
Filling in	84,842 1 5	4,131 5 5	88,973 6 10	12,815 3 1	307 0 0	13,122 3 1	1,02,095 9 11
Removal of Debris	13,404 5 9	1,160 8 0	14,564 13 9	3,279 0 0	90 0 0	3,369 0 0	17,933 13 9
Chawls—							
Nowrojee Hill Road	1,65,873 8 5	49,128 14 0	2,15,002 6 5	15,765 6 11	3,681 0 0	19,446 6 11	2,34,448 13 4
	68,04,147 14 10	89,894 14 1	68,94,042 12 11	5,18,692 13 0	13,297 0 0	5,31,989 13 0	74,26,032 9 11
Scheme No. 30.—"Souter Street Extension Westwards."							
Land—							
Acquisition of Properties	69,542 4 10	.....	69,542 4 10	5,402 0 0	.....	5,402 0 0	74,944 4 10
Brokerage, Law Charges and Sundries	6,408 13 8	.....	6,408 13 8	521 14 6	.....	521 14 6	6,930 11 9
Roads, etc.—							
Roads	2,635 5 8	.....	2,635 5 8	1,468 0 0	.....	1,468 0 0	4,103 5 8
Filling in	26,626 7 10	.....	26,626 7 10	5,790 0 0	.....	5,790 0 0	32,416 7 10
	1,05,212 15 2	.....	1,05,212 15 2	13,181 14 6	.....	13,181 14 6	1,18,394 13 8
Carried over ...Rupees.	3,80,04,369 8 5	6,19,342 11 7	3,86,23,712 4 0	44,33,899 1 7	1,35,887 0 0	45,69,286 1 7	4,31,92,998 5 7

Works.	Expenditure on Works.			Proportionate Cost of Management and Establishment.			Grand Total to end of 1915-16.
	To end of 31st March 1915.	During 1915-16.	Total to end of 1915-16.	To end of 31st March 1915.	During 1915-16.	Total to end of 1915-16.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees.	3,80,04,369 8 5	6,19,342 11 7	3,86,23,712 4 0	44,33,899 1 7	1,35,387 0 0	45,69,286 1 7	4,31,92,998 5 7
SCHEMES—*continued.*							
Scheme No. 31.—"Parel."							
Land—							
Acquisition of Properties	39,57,245 8 10	63,071 2 10	40,20,316 11 8	3,14,660 5 1	16,797 0 0	3,31,457 5 1	43,51,774 0 9
Brokerage, Law Charges and Sundries	77,329 15 1	4,629 3 4	81,959 2 5	3,705 5 0	.....	3,705 5 0	85,564 7 5
Roads, etc.—							
Roads	93,443 8 3	49,716 10 11	1,43,160 3 2	11,580 10 4	3,724 0 0	15,304 10 4	1,58,464 13 6
Filling in	51,939 12 10	25,230 11 2	77,170 8 0	4,061 0 0	1,889 0 0	5,950 0 0	83,120 8 0
Removal of Debris	38 0 0	.....	38 0 0	.....	.....	.....	38 0 0
Chawls—							
Sopari Bag Road	3,13,319 6 8	.....	3,13,319 6 8	76,426 6 3	.....	76,426 6 3	3,89,745 12 11
Semi-permanent Sheds	19,246 2 7	.....	19,246 2 7	1,621 0 0	.....	1,621 0 0	20,867 2 7
Sheds for Sweepers and Bhangis	505 13 1	.....	505 13 1	41 0 0	.....	41 0 0	546 13 1
	45,12,968 3 4	1,42,647 12 3	46,55,615 15 7	4,12,095 10 8	22,410 0 0	4,34,505 10 8	50,90,121 10 3
Scheme No. 32.—"East Agripada."							
Land—							
Acquisition of Properties	20,76,708 4 6	52,998 0 0	21,29,706 4 6	1,82,233 4 6	43,854 0 0	2,26,087 4 6	23,55,793 9 0
Brokerage, Law Charges and Sundries	38,166 14 4	1,169 2 0	39,336 0 4	141 14 10	.....	141 14 10	39,477 15 2
Roads, etc.—							
Roads	21,557 3 2	70,735 15 11	92,293 3 1	1,632 0 0	5,305 0 0	6,937 0 0	99,230 3 1
Filling in	36,295 8 8	17,973 5 7	54,268 14 3	2,739 0 0	1,345 0 0	4,084 0 0	58,352 14 3
Chawls—							
Semi-permanent Sheds for Weavers	10,460 0 11	7,270 0 3	17,730 1 2	786 0 0	547 0 0	1,333 0 0	19,063 1 2
Semi-permanent Sheds	36,964 15 7	3,155 10 4	40,120 2 11	2,798 0 0	232 0 0	3,030 0 0	43,150 9 11.
"Improvement of Schedule D Lands."							
Roads, etc.—							
Roads	31,710 14 11	*Cr. 31,710 14 11*	.....	2,373 0 0	*Cr. 2,373 0 0*	.....	.....
Filling in	67,721 5 5	*Cr. 67,721 5 5*	.....	8,127 0 0	*Cr. 8,127 0 0*	.....	.....
	23,19,585 3 6	53,869 13 9	23,73,455 1 3	2,00,830 3 4	40,783 0 0	2,41,613 3 4	26,15,068 4 7

Scheme No. 33.—"Bhatwadi."								
Land—								
Acquisition of Properties	2,78,854 1 4	.....	2,78,854 1 4	26,256 0 0	.....	26,256 0 0	3,05,110 1 4	
Brokerage, Law Charges and Sundries	4,294 1 4	.....	4,294 1 4	318 0 7	.....	318 0 7	4,612 1 11	
Roads	10,541 7 1	600 11 3	11,142 2 4	2,402 0 0	45 0 0	2,447 0 0	13,589 2 4	
	2,93,689 9 9	600 11 3	2,94,290 5 0	28,976 0 7	45 0 0	29,021 0 7	3,23,311 5 7	
Scheme No. 36.—"Lamington Road."								
Land—								
Acquisition of Properties	2,21,481 8 0	.....	2,21,481 8 0	13,669 0 0	.....	13,669 0 0	2,35,150 8 0	
Brokerage, Law Charges and Sundries	6,009 7 7	.....	6,009 7 7	353 0 0	.....	353 0 0	6,362 7 7	
Roads	35,682 12 7	*Cr. 27 14 0*	35,654 14 7	9,600 0 0	.....	9,600 0 0	45,254 14 7	
	2,63,173 12 2	*Cr. 27 14 0*	2,63,145 14 2	23,622 0 0	.....	23,622 0 0	2,86,767 14 2	
Scheme No. 37.—"Sydenham Road."								
Land—								
Acquisition of Properties	62,34,842 1 4	18,57,916 4 10	80,92,758 6 2	3,58,941 8 11	1,45,309 10 8	5,04,251 3 7	85,97,009 9 9	
Brokerage, Law Charges and Sundries	49,331 0 6	12,225 12 6	61,556 13 0	71 0 0	.....	71 0 0	61,627 13 0	
Roads, etc.—								
Roads	267 6 1	2,715 8 1	2,982 14 2	22 0 0	202 0 0	224 0 0	3,206 14 2	
	62,84,440 7 11	18,72,857 9 5	81,57,298 1 4	3,59,034 8 11	1,45,511 10 8	5,04,546 3 7	86,61,844 4 11	
Scheme No. 41.—"Undria Street."								
Acquisition of Properties	3,68,654 0 0	91,142 0 0	4,59,796 0 0	28,828 0 0	8,116 0 0	36,944 0 0	4,96,740 0 0	
Brokerage, Law Charges and Sundries	3,716 6 8	631 5 6	4,347 12 2	.....	.....	.....	4,347 12 2	
Roads, etc.—								
Remodelling Buildings	8,545 15 2	17,635 8 9	26,181 7 11	637 0 0	1,319 0 0	1,956 0 0	28,137 7 11	
Service Passages	.....	5,427 13 11	5,427 13 11	.....	412 0 0	412 0 0	5,839 13 11	
	3,80,916 5 10	1,14,836 12 2	4,95,753 2 0	29,465 0 0	9,847 0 0	39,312 0 0	5,35,065 2 0	
Scheme No. 43.—"Parel Road Central."								
Land—								
Acquisition of Properties	.....	.....	.....	8,000 0 0	.....	8,000 0 0	8,000 0 0	
Brokerage, Law Charges and Sundries	454 6 0	128 0 0	582 6 0	.....	.....	.....	582 6 0	
	454 6 0	128 0 0	582 6 0	8,000 0 0	.....	8,000 0 0	8,582 6 0	
Carried over ...Rupees.	5,20,59,597 8 11	28,04,255 8 5	5,48,63,853 1 4	54,95,922 9 1	3,53,983 10 8	58,49,906 3 9	6,07,13,759 5 1	

Works.	Expenditure on Works.			Proportionate Cost of Management and Establishment.			Grand Total to end of 1915-16.
	To end of 31st March 1915.	During 1915-16.	Total to end of 1915-16.	To end of 31st March 1915.	During 1915-16.	Total to end of 1915-16.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees.	5,20,59,597 8 11	28,04,255 8 5	5,48,63,853 1 4	54,95,922 9 1	3,53,983 10 8	58,49,906 3 9	6,07,13,759 5 1
Scheme No. 47.—"Parel Road Northern."							
Land—							
Acquisition of Properties	.....	.....	.....	2,000 0 0	.....	2,000 0 0	2,000 0 0
Brokerage, Law Charges and Sundries	470 8 0	.....	470 8 0	.....	.....	.....	470 8 0
	470 8 0	.....	470 8 0	2,000 0 0	.....	2,000 0 0	2,470 8 0
Scheme No. 49.—"Napean Sea Road Reclamation."							
Land—							
Brokerage, Law Charges and Sundries	.....	16 8 0	16 8 0	.....	.....	.....	16 8 0
Sewri Road	.....	.....	.....	500 0 0	.....	500 0 0	500 0 0
Chaupati Reclamation	1,500 0 0	.....	1,500 0 0	383 0 0	.....	383 0 0	1,883 0 0
POLICE ACCOMMODATION SCHEMES.							
First Nagpada Estate—Scheme No. 14—							
Construction	69,201 1 7	.....	69,201 1 7	10,209 0 5	.....	10,209 0 5	79,410 2 0
Sundries	4,228 10 0	.....	4,228 10 0	811 0 0	.....	811 0 0	5,039 10 0
	73,429 11 7	.....	73,429 11 7	11,020 0 5	.....	11,020 0 5	84,449 12 0
Wodehouse Road Estate—Scheme No. 16—							
Land—							
Acquisition of Properties	76,302 0 0	.....	76,302 0 0	4,706 0 11	.....	4,706 0 11	81,008 0 11
Works—							
Construction	2,02,131 8 1	.....	2,02,131 8 1	33,558 6 10	.....	33,558 6 10	2,35,689 14 11
Sundries	5,145 15 3	.....	5,145 15 3	823 0 0	.....	823 0 0	5,968 15 3
	2,83,579 7 4	.....	2,83,579 7 4	39,087 7 9	.....	39,087 7 9	3,22,666 15 1
Duncan Road—Scheme No. 17—							
Land—							
Acquisition of Properties	39,281 12 4	.....	39,281 12 4	5,609 12 4	.....	5,609 12 4	44,891 8 8
Works—							
Construction	10,986 13 11	.....	10,986 13 11	1,715 7 7	.....	1,715 7 7	12,702 5 6
Sundries	1,129 12 11	.....	1,129 12 11	256 15 5	.....	256 15 5	1,386 12 4
	51,398 7 2	.....	51,398 7 2	7,582 3 4	.....	7,582 3 4	58,980 10 6

Shepherd Road—Scheme No. 18—								
Land—								
Acquisition of Properties	15,173 4 3	.....	15,173 4 3	851 5 3	.....	851 5 3	16,024 9 6	
Works—								
Construction	14,866 14 4	.....	14,866 14 4	3,087 15 6	.....	3,087 15 6	17,954 13 10	
Sundries	1,913 2 4	.....	1,913 2 4	331 0 0	.....	331 0 0	2,244 2 4	
	31,953 4 11	.....	31,953 4 11	4,270 4 9	.....	4,270 4 9	36,223 9 8	
Agripada Estate—Scheme No. 19—								
Land—								
Acquisition of Properties	44,876 0 0	.....	44,876 0 0	3,424 0 0	.....	3,424 0 0	48,300 0 0	
Works—								
Construction	1,00,831 13 3	.....	1,00,831 13 3	18,484 6 5	.....	18,484 6 5	1,19,316 3 8	
Sundries	9,311 7 0	.....	9,311 7 0	2,192 0 0	.....	2,192 0 0	11,503 7 0	
	1,55,019 4 3	.....	1,55,019 4 3	24,100 6 5	.....	24,100 6 5	1,79,119 10 8	
Cannaught Road Estate—Scheme No. 23—								
Land—								
Acquisition of Properties	13,409 0 0	.....	13,409 0 0	1,027 0 0	.....	1,027 0 0	14,436 0 0	
Works—								
Construction	54,917 13 8	.....	54,917 13 8	9,410 6 4	.....	9,410 6 4	64,328 4 0	
Sundries	621 15 4	.....	621 15 4	109 6 7	.....	109 6 7	731 5 11	
	68,948 13 0	.....	68,948 13 0	10,546 12 11	.....	10,546 12 11	79,495 9 11	
Princess Street Estate—Scheme No. 24—								
Land—								
Acquisition of Properties	1,51,413 0 0	.....	1,51,413 0 0	.....	.....	.....	1,51,413 0 0	
Works—								
Construction	92,747 5 11	.....	92,747 5 11	19,429 1 3	.....	19,429 1 3	1,12,176 7 2	
Sundries	2,009 2 6	.....	2,009 2 6	354 13 2	.....	354 13 2	2,363 15 8	
	2,46,169 8 5	.....	2,46,169 8 5	19,783 14 5	.....	19,783 14 5	2,65,953 6 10	
Gamdevi Estate—Scheme No. 25—								
Land—								
Acquisition of Properties	.....	.....	.....	.....	2,014 0 0	2,014 0 0	2,014 0 0	
Sundries	591 3 8	.....	591 3 8	32 13 5	.....	32 13 5	624 1 1	
Works—								
Construction	.....	33,144 8 2	33,144 8 2	.....	2,482 0 0	2,482 0 0	35,626 8 2	
	591 3 8	33,144 8 2	33,735 11 10	32 13 5	4,496 0 0	4,528 13 5	38,264 9 3	
Carried over ...Rupees.	5,29,72,657 13 3	28,37,416 8 7	5,58,10,074 5 10	56,15,229 8 6	3,58,479 10 8	59,73,709 3 2	6,17,83,783 9 0	

Works.	Expenditure on Works.			Proportionate Cost of Management and Establishment.			Grand Total to end of 1915-16.
	To end of 31st March 1915.	During 1915-16.	Total to end of 1915-16.	To end of 31st March 1915.	During 1915-16.	Total to end of 1915-16.	
	Rs. a. p.	Rs. a. p.	Rs a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees.	5,29,72,657 13 3	28,37,416 8 7	5,58,10,074 5 10	56,15,229 8 6	3,58,479 10 8	59,73,709 3 2	6,17,83,783 9 0
Lamington Road—Scheme No. 34—							
Land—							
Sundries	464 10 0	... ..	464 10 0	51 0 0	.....	51 0 0	515 10 0
Works—							
Construction	.....	71,336 14 0	71,336 14 0	.....	5,343 0 0	5,343 0 0	76,679 14 0
	464 10 0	71,336 14 0	71,801 8 0	51 0 0	5,343 0 0	5,394 0 0	77,195 8 0
Falkland Road—Scheme No. 35—							
Sundries	208 1 8	.....	208 1 8	43 8 2	.....	43 8 2	251 9 10
Byculla—Scheme No. 40—							
Sundries	284 14 0	.....	284 14 0	.....	.....	.....	284 14 0
Maharbaudi—Scheme No. 44—							
Sundries	158 8 0	.....	158 8 0	.....	.....	.....	158 8 0
Paltan Road—Scheme No. 45—							
Land—							
Sundries	.....	169 14 0	169 14 0	.....	.....	.....	169 14 0
Works—							
Construction	.....	61,381 15 2	61,381 15 2	.....	4,602 0 0	4,602 0 0	65,983 15 2
	.....	61,551 13 2	61,551 13 2	.....	4,602 0 0	4,602 0 0	66,153 13 2
Mill Company's Chawl Schemes.							
heme No. 42—Spring Mills—							
Land—							
Acquisition of Properties	.....	76,076 0 0	76,076 0 0	1,000 0 0	4,703 0 0	5,703 0 0	81,779 0 0
Brokerage, Law Charges and Sundries	208 11 0	477 1 0	685 12 0	.....	.....	.....	685 12 0
Works—							
Construction	.....	1,66,511 5 10	166,511 5 10	1,000 0 0	11,479 0 0	12,479 0 0	1,78,990 5 10
Filling in	... ..	*Cr. 526 6 10*	*Cr. 526 6 10*	.....	*Cr. 38 0 0*	*Cr. 38 0 0*	*Cr. 564 6 10*
	208 11 0	2,42,538 0 0	2,42,746 11 0	2,000 0 0	16,144 0 0	18,144 0 0	2,60,890 11 0
Kohinoor Mills	.....	.....	.....	1,500 0 0	.....	1,500 0 0	1,500 0 0

Surveys of the Island of Bombay.								
Survey of the North of the Island of Bombay	88,395 12 0	*Cr. 143 8 0*	88,252 4 0	18,409 5 11	.....	18,409 5 11	1,06,661 9 11
Administrative Offices.							
Construction	3,04,879 11 1	.....	3,04,879 11 1	12,218 0 0	.....	12,218 0 0	3,17,097 11 1
Additional Storey	3,574 0 0	.....	3,574 0 0	891 0 0	.....	891 0 0	4,465 0 0
	3,08,453 11 1	.....	3,08,453 11 1	13,109 0 0	.....	13,109 0 0	3,21,562 11 1
Store-yard at Agripada—							
Construction	4,258 13 8	.....	4,258 13 8	777 7 10	.....	777 7 10	5,036 6
Central Stores at the back of Frere Fletcher School—							
Construction	12,896 6 2	.....	12,896 6 2	2,759 15 6	.....	2,759 15 6	15,656 5 8
Grand Total ...Rupees.	5,33,87,987 4 10	32,12,699 11 9	5,66,00,687 0 7	56,53,879 13 11	3,84,568 10 8	60,38,448 8 7	6,26,39,135 9 2

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts, } Auditor.

Bombay, 23rd September 1916.

J. P. ORR,
Chairman,
C. M. CORREA,
Secretary and Chief Accountant,

Secretary's Office, Bombay, 22nd September 1916.

APPENDIX—IV.

General Account.

Revenue.

Budget Estimate for the year 1915-16.	Statement of Receipts.	Actual receipts for the year ending 31st March 1916.	
Rs.		Rs. a. p.	Rs. a. p.
	Rents and other Proceeds of Properties.		
	1.—Schedule C.		
24,480	The Flats	26,157 12 3	
10	,, Kennedy Sea Face	10 0 0	
109	,, Cooperage Plot	132 8 0	
36,292	,, Marine Lines Estate	36,935 0 10	
30,545	,, Wellington Lines Plot	31,061 0 1	
33,379	,, Wodehouse Road Plot	37,621 11 5	
68,644	,, Hornby Road Plot	70,983 1 0	
12,871	,, Plot south of Crawford Market	13,943 1 9	
8,233	,, Plot north of Municipal Offices	8,919 0 3	
29,838	,, Chowpatty Estate	30,867 1 5	
3,700	,, Parel Estate	3,805 8 0	
2,48,051			2,60,438 13 0
	2—Schedule D.		
3,890	The Connaught Road Estate	4,134 3 1	
48,804	,, Agripada Estate	46,393 10 7	
600	,, Lands at Matunga	641 10 5	
53,294			51,169 8 1
	3—Schedule E.		
98,389	Colaba Reclamation (Scheme 7)	.....	99,834 7 6
	4—Schedule F.		
204	Lands leased by Government	.....	204 4 4
	5—Other Lands and Buildings vesting in the Board.		
	Schemes.		
34,829	Scheme No. 1 (First Nagpada)	34,315 8 5	
3,64,694	,, 2 (Princess Street)	3,66,658 13 2	
2,79,613	,, 3 (Sandhurst Road)	2,87,022 6 6	
45,286	,, 4 (Gamdevi)	46,044 3 1	
25,000	,, 5 (Dadar-Matunga)	26,056 7 7	
22,000	,, 6 (Sion-Matunga)	23,072 3 11	
65,785	,, 8 (Mandvi-Koliwada)	68,034 8 7	
100	,, 13 (Souter Street Extension, Eastwards) ...	1,350 8 0	
41,162	,, 27 (Mathew Road)	41,147 10 7	
2,60,000	,, 29 (Nowrojee Hill)	2,78,832 10 6	
150	,, 30 (Souter Street Extension, Westwards) ...	159 3 8	
72,000	,, 31 (Parel)	73,667 5 11	
1,10,547	,, 32 (East Agripada)	1,13,887 14 4	
4,124	,, 33 (Bhatwadi)	4,052 5 2	
613	,, 36 (Lamington Road)	626 9 7	
3,75,000	,, 37 (Sydenham Road)...	3,75,712 5 0	
17,480	,, 41 (Undria Street)	17,084 14 9	
17,18,388			17,52,721 10 9
	Chawls.		
	(*a*) Permanent.	Rs. a. p.	
13,750	Scheme No. 1, Agripada, 4 blocks ...	13,278 14 0	
39,500	,, 1, ,, 12 ,, ...	39,556 4 0	
6,850	,, 1, Nagpada, 2 ,, ...	6,873 0 0	
40,000	,, 2, Chandanwadi ...	40,614 14 10	
3,800	,, 2, Princess Street ...	3,846 8 0	
43,500	,, 3, Imamwada ...	43,744 11 5	
19,000	,, 3, Additional Chawls at Agripada (6 blocks) .	19,069 2 0	
1,65,400	Total carried over ...	1,66,983 6 3	....
21,18,321		.....	..... 21,64,368 11 8

Budget Estimate for the year 1915-1916.	Statement of Receipts.				Actual receipts for the year ending 31st March 1916.					
Rs.					Rs.	a.	p.	Rs.	a.	p.
				Brought forward ...	.....			21,64,368	11	8
21,18,321	RENTS AND OTHER PROCEEDS OF PROPERTIES—*continued.*									
	Chawls—continued.									
	(*a*) Permanent—*continued.*									
				Rs. a. p.						
1,65,400	Brought forward ...			1,66,983 6 3						
	Scheme No. 8, Chawls at Nagpada (1 block) ...			6,915 0 0						
6,900										
88	,, 6, Workmen's Cottages ...			68 4 0						
34,800	,, 8, Mandvi-Koliwada ...			36,780 11 0						
.....	,, 29, Nowrojee Hill ...			110 0 0						
19,000	,, 31, Soparibag ...			19,017 12 8						
2,26,188					2,29,875	1	11			
	(*b*) Semi-permanent.									
360	Scheme No. 1, Nagpada and Agripada ...			360 0 0						
120	,, 2, Chandanwadi ...			120 0 0						
90	,, 3, Imamwada ...			90 0 0						
7,700	,, 5, Chowpati ...			8,108 8 0						
300	,, 6, Sion-Matunga ...			270 7 0						
7,500	,, 8, Paltan Road ...			7,745 2 0						
4,600	,, 31, Soparibag ...			5,194 8 0						
8,700	,, 32, East Agripada ...			8,730 10 0						
29,370					30,619	3	0			
2,55,558								2,60,494	4	11
	Mill Company's Chawls.									
75	Scheme No. 42 (Spring Mills) ...	...	...	...	.....			75	0	0
	Police Schemes.									
8,094	Scheme No. 14 (Nagpada) ...	...	...	...	8,094	0	0			
15,747	,, 16 (Wodehouse Road)	...	...	...	15,747	0	0			
2,910	,, 17 (Duncan Road) ...	...	...	...	2,910	0	0			
1,781	,, 18 (Shepherd Road) ...	...	...	...	1,781	0	0			
9,414	,, 19 (Agripada) ...	...	...	...	9,414	0	0			
4,219	,, 23 (Connaught Road)	...	...	...	4,219	0	0			
13,145	,, 24 (Princess Street) ...	...	...	...	13,145	0	0			
55,310								55,310	0	0
24,29,264	Total, Revenue from estates ...				.....			24,80,248	0	7
	6.—*Receipts from Municipality.*									
	Refund of Municipal Taxes—									
	Schedule C (Government lands) ...			3,240 12 1						
	,, D (Municipal lands) ...			740 15 10						
					3,981	11	11			
	Schemes.									
	Scheme 1 (First Nagpada) ...			46 0 10						
	,, 2 (Princess Street) ...			4,505 3 7						
	,, 3 (Sandhurst Road) ...			5,181 9 5						
	,, 4 (Gamdevi) ...			343 5 11						
	,, 5 (Dadar-Matunga) ...			810 0 1						
	,, 6 (Sion-Matunga) ...			413 5 7						
	,, 8 (Mandvi-Koliwada) ...			1,063 13 4						
	,, 13 (Souter Street Extension, Eastwards) ...			16 11 8						
	,, 27 (Mathew Road) ...			219 15 9						
	,, 29 (Nowrojee Hill) ...			2,820 11 8						
	,, 30 (Souther Street Extension, Westwards) ...			18 14 6						
24,29,264	Carried over ...			15,439 12 4	3,981	11	11	24,80,248	0	7

Budget Estimate for the year 1915-1916.	Statement of Receipts.			Actual receipts for the year ending 31st March 1916.	
Rs.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
24,29,264	Brought forward ...			3,981 11 11	24,80,248 0 7
	Receipts from Municipality—continued.				
	Brought forward ...	15,439 12 4			
	Schemes—continued.				
	Refund of Municipal Taxes—				
	Scheme 31 (Parel) ...	1,476 6 7			
	,, 32 (East Agripada) ...	3,248 2 6			
	,, 33 (Bhatwadi) ...	45 8 4			
	,, 36 (Lamington Road) ...	1 5 3			
	,, 37 (Sydenham Road) ...	2,713 [illegible] 4			
	,, 41 (Undria Street) ...	296 8 1		23,221 8 5	
	Police Schemes.				
33,555	Scheme 14 (Nagpada) ...	1,366 15 0			
	,, 16 (Wodehouse Road) ...	3,509 2 8			
	,, 17 (Duncan Road) ...	344 3 2			
	,, 18 (Shepherd Road) ...	202 8 2			
	,, 19 (Agripada) ...	1,022 7 7			
	,, 23 (Connaught Road) ...	681 5 8			
	,, 24 (Princess Street) ...	1,291 12 2		8,868 6 5	
	Chawls.				
	Scheme 1 (Nagpada, 2 blocks) ...	815 3 8			
	,, 8 (Paltan Road Huts) ...	45 8 9		860 7 5	
					36,432 2 2
24,62,819	Total, Land Revenue ...				25,16,680 2 9
10,17,420	Contribution from Municipal funds under section 72 of Act.			.....	10,17,420 1 8
	7.—Miscellaneous.				
1,42,536	Interest on Investments, etc. ...	26,226 2 5			
	Interest on Temporary Investment of Cash Balances ...	1,21,430 0 2		1,47,656 2 7	
2,422	Unclaimed Wages Account (Revenue) ...	.....		3,072 9 4	
3,500	Receipts from hire of Steam Rollers ...	.....		3,872 0 0	
1,48,458	Total Miscellaneous ...			.....	1,54,600 11 11
36,28,697	Grand Total ...			.....	36,88,701 0 4

J. P. ORR,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 22nd September 1916.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts, } Auditor.
Bombay, 23rd September 1916.

APPENDIX—V.

General Account.

Expenditure.

Budget Estimate for the year 1915-16.	Statement of Charges.	Actual expenditure for the year ending 31st March 1916.	
Rs.	Maintenance of Properties.	Rs. a. p.	Rs. a. p.
	1—Schedule C.		
6,350	The Flats	5,925 15 9	
520	,, Cooperage Plot	372 9 8	
945	,, Marine Lines Estate	795 12 1	
1,250	,, Wellington Lines Plot	1,198 12 6	
348	,, Chaupati Estate	188 12 0	
390	,, Parel Estate	300 4 0	
.....*	*Proportionate Cost of Establishment under sections 75 and 77 of Act.*	7,748 0 0	
9,803			16,530 2 0
	2—Schedule D.		
584	The Agripada Estate	538 9 9	
10	,, Lands at Matunga	1 2 0	
.....*	*Proportionate Cost of Establishment under sections 75 and 77 of Act.*	1,321 0 0	
594			1,860 11 9
	3—Schedule E.		
1,800	Colaba Reclamation (Scheme No. 7)	1,660 14 0	
.....*	*Proportionate Cost of Establishment under sections 75 and 77 of Act.*	2,493 0 0	
1,800			4,153 14 0
	4—Schedule F.		
.....*	*Proportionate Cost of Establishment under sections 75 and 77 of Act.*	.....	5 0 0
	5.—Other Lands and Buildings vested in the Board.		
	(a) Schemes.		
369	Scheme No. 1 (First Nagpada)	304 15 7	
427	,, ,, 2 (Princess Street)	346 15 4	
6,996	,, ,, 3 (Sandhurst Road)	6,317 3 9	
276	,, ,, 4 (Gamdevi Estate)	228 13 2	
1,350	,, ,, 5 (Dadar-Matunga)	1,053 3 1	
1,850	,, ,, 6 (Sion-Matunga)	1,515 6 7	
1,400	,, ,, 8 (Mandvi-Koliwada)	933 14 2	
5	,, ,, 13 (Souter Street Extension, Eastwards) ...	.....	
150	,, ,, 27 (Mathew Road)	124 3 5	
18,809	,, ,, 29 (Nowrojee Hill)	17,992 11 6	
5	,, ,, 30 (Souter Street Extension, Westwards) ...	.....	
5,500	,, ,, 31 (Parel)	5,248 10 1	
16,569	,, ,, 32 (East Agripada)	16,381 0 10	
180	,, ,, 33 (Bhatwadi)	96 4 9	
5	,, ,, 36 (Lamington Road)	.....	
25,445	,, ,, 37 (Sydenham Road)	25,648 11 0	
2,870	,, ,, 41 (Undria Street)	2,402 7 5	
5	,, ,, 43 (Parel Central)	.....	
5	,, ,, 47 (Parel Northern)	.....	
82,216	Carried over Total (a) ...	78,594 8 8	
12,197	Carried over ...	.....	22,549 11 9

* *Vide* footnote on page 26.

Budget Estimate for the year 1915-1916.	Statement of Charges.	Actual expenditure for the year ending 31st March 1916.	
Rs.		Rs. a. p.	Rs. a. p.
12,197		.....	
82,216	Brought over ...	78,594 8 8	22,549 11 9
	MAINTENANCE OF PROPERTIES—*continued.*		
	5—Other Lands and Buildings vested in the Board—contd.		
	(b) Chawls, Permanent.		
	Rs. a. p.		
11,861	Scheme No. 1 (Agripada, 4 blocks) ... 10,877 5 8		
10,978	,, ,, 1 (,, 12 blocks) ... 9,249 10 5		
1,457	,, ,, 1 (Nagpada, 2 blocks) ... 1,306 4 9		
4,050	,, ,, 2 (Chandanwadi) ... 4,111 9 11		
718	,, ,, 2 (Princess Street) ... 772 8 0		
5,600	,, ,, 3 (Imamwada) ... 5,481 2 8		
5,463	,, ,, 3 (Agripada, 6 blocks) ... 4,967 6 6		
1,502	,, ,, 3 (Nagpada, 1 block) ... 1,348 5 6		
25	,, ,, 6 (Workmen's Cottages)		
2,500	,, ,, 8 (Mandvi-Koliwada) ... 2,446 12 10		
500	,, ,, 29 (Nowrojee Hill) ... 21 4 0		
2,450	,, ,, 31 (Soparibag Road) ... 2,528 5 1		
46,599	Total (*b*) ...	43,110 11 4	
	(c) Chawls, Semi-permanent.		
4,140	Scheme No. 3 (Chowpati) ... 4,102 0 6		
25	,, ,, 6 (Sion-Matunga)		
3,118	,, ,, 8 (Palton Road) ... 3,027 10 11		
425	,, ,, 31 (Parel) ... 320 12 9		
1,489	,, ,, 32 (East Agripada) ... 1,465 15 0		
9,197	Total (*c*) ...	8,916 7 2	
1,38,012	Total (*a*), (*b*) and (*c*) ...	1,30,621 11 2	
	6—Mill Company's Chawls.		
.....	Scheme No. 42 (Spring Mills)	0 3 0	
	7—Cost of Establishment.		
*1,30,670	*Proportionate Cost of Establishment under sections 75 and 77 of Act on items Nos. 5 and 6*	1,16,421 0 0	
2,80,879			2,47,012 14 2
	8—Maintenance of Streets.		
400	Schedule C (Wodehouse Road)	387 15 0	
1,200	,, D (Agripada Estate)	1,131 14 1	
*195	,, ,, (East Agripada)	189 6 0	
1,530	Scheme No. 2 (Princess Street)	1,519 11 9	
3,000	,, ,, 3 (Sandhurst Road)	2,771 12 7	
3,295	,, ,, 4 (Gamdevi)	2,807 6 10	
3,934	,, ,, 5 (Dadar-Matunga)	3,689 9 2	
1,381	,, ,, 6 (Sion-Matunga)	1,154 12 3	
1,200	,, ,, 8 (Mandvi-Koliwada)	1,112 0 10	
200	,, ,, 27 (Mathew Road)	169 6 0	
4,301	,, ,, 29 (Nowrojee Hill)	4,126 7 5	
4,783	,, ,, 31 (Parel)	4,459 5 3	
283	,, ,, 32 (East Agripada)	235 4 6	
100	,, ,, 33 (Bhatwadi)	38 14 2	
164	,, ,, 36 (Lamington Road)	144 8 9	
200	,, ,, 37 (Sydenham Road)	2 0 0	
26,166			23,890 6 7
3,07,045	Total Expenditure on estates ...		2,93,483 0 6
	9—Municipal Rates and Taxes.		
	Rs. a. p.		
.....	Schedule C (Government Lands) ... 4,771 8 10 ,, D (Municipal Lands) ... 797 8 10 ,, E (Colaba Reclamation) ... 2 10 8	5,571 12 4	
3,07,045	Carried over ...	5,571 12 4	2,93,483 0 6

* Distributable over items Nos. 1 to 6 shown in *italics*.

Budget Estimate for the year 1915-16.	Statement of Charges.			Actual expenditure for the year ending 31st March 1916.	
Rs				Rs. a. p.	Rs. a. p.
			Brought forward	5,571 12 4	2,93,483 0 6
207,045	MAINTENANCE OF PROPERTIES—*continued.*				
	Municipal Rates and Taxes—continued.				
	Schemes.				
			Rs. a. p.		
	Scheme No. 1 (First Nagpada) ...		53 14 7		
	,, 2 (Princess Street) ...		4,950 2 7		
	,, 3 (Sandhurst Road) ...		10,003 1 11		
	,, 4 (Gamdevi) ...		700 5 4		
	,, 5 (Dadar-Matunga) ...		3,721 5 3		
	,, 6 (Sion-Matunga) ...		3,248 11 4		
	,, 8 (Mandvi-Koliwada) ...		1,528 14 3		
	,, 13 (Souter Street Extension, Eastwards) ...		18 7 9		
	,, 27 (Mathew Road) ...		265 10 9		
	,, 29 (Nowrojee Hill) ...		30,924 4 0		
	,, 30 (Souter Street Extension, Westwards) ...		20 14 8		
	,, 31 (Parel) ...		11,531 5 2		
	,, 32 (East Agripada) ...		18,647 2 0		
	,, 33 (Bhatwadi) ...		114 14 3		
	,, 36 (Lamington Road) ...		0 11 7		
	,, 37 (Sydenham Road) ...		59,373 15 1		
	,, 41 (Undria Street) ...		3,949 11 8		
				1,49,053 8 2	
	CHAWLS.				
	Permanent.				
	Scheme No. 1 (Agripada, 4 blocks) ...		1,503 4 6		
	,, 1 (,, 12 blocks) ...		4,593 3 10		
	,, 1o (Nagpada, 2 blocks) ...		1,631 2 8		
	,, 2 (Chandanwadi) ...		4,853 2 6		
	,, 2 (Princess Street) ...		453 2 4		
	,, 3 (Imamwada) ...		5,165 11 6		
1,93,703	,, 3 (Six additional blocks at Agripada) ...		2,243 7 0		
	,, 3 (One block at Nagpada) ...		815 3 8		
	,, 8 (Mandvi-Koliwada) ...		4,427 13 8		
	,, 31 (Soparibag Road) ...		2,206 0 0		
				27,892 3 8	
	Semi-permanent.				
	Scheme No. 1 (Nagpada and Agripada) ...		10 5 0		
	,, 2 (Chandanwadi) ...		18 14 0		
	,, 3 (Chaupati) ...		950 9 10		
	,, 3 (Imamwada) ...		12 10 6		
	,, 6 (Sion-Matunga) ...		53 8 4		
	,, 8 (Paltan Road) ...		888 0 0		
	,, 31 (Soparibag Road) ...		417 10 6		
	,, 32 (East Agripada) ...		1,035 11 4		
				3,387 5 6	
	Mill Company's Chawls.				
	Scheme No. 42 (Spring Mills) ...		...	11 1 9	
	Police Schemes.				
	Scheme No. 14 (First Nagpada) ...		1,366 15 0		
	,, 16 (Wodehouse Road) ...		3,509 2 8		
	,, 17 (Duncan Road) ...		344 3 2		
	,, 18 (Shepherd Road) ...		202 8 2		
	,, 19 (Agripada) ...		1,022 7 7		
	,, 23 (Connaught Road) ...		631 5 8		
	,, 24 (Princess Street) ...		1,291 12 2		
				8,368 6 5	
					1,94,284 5 10
5,00,748		Grand Total Expenditure on estates ...		.....	4,87,767 6 4

Budget Estimate for the year 1915-16.	Statement of Charges.	Actual expenditure for the year ending 31st March 1916.	
Rs.		Rs. a. p.	Rs. a. p.
5,00,748	Brought forward ...	.....	4,87,767 6 4
	10—*Interest and Sinking Fund Charges.*		
2,83,492	Sinking Fund (Loans of 1899, 1901 to 1910, 1912 to 1914	2,83,490 14 2	
21,01,839	Interest on Debenture Loans (Loans of 1899, 1901 to 1910, 1912 to 1914	21,01,310 9 8	
23,85,331	Total, Interest and Sinking Fund Charges ...		23,84,801 7 10
	11—*Miscellaneous.*		
24,404	Maintenance of Tools and Plant	24,047 1 1	
3,637	Unclaimed Wages (Revenue paid)	1,442 12 11	
11,007	Commission Account— Bank of Bombay Security Account ... ... ,, ,, Loan Account ... ... Bank of Bengal ... ... Chartered Bank	.....	
39,048	Total Miscellaneous ...		25,489 14 0
29,25,127	Grand Total Rs. ...		28,98,058 12 2

* Expenditure transferred to Capital Account—Cost of management and establishment, incidental expenses *vide* foot-note on p. 6.

J. P. ORR,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.

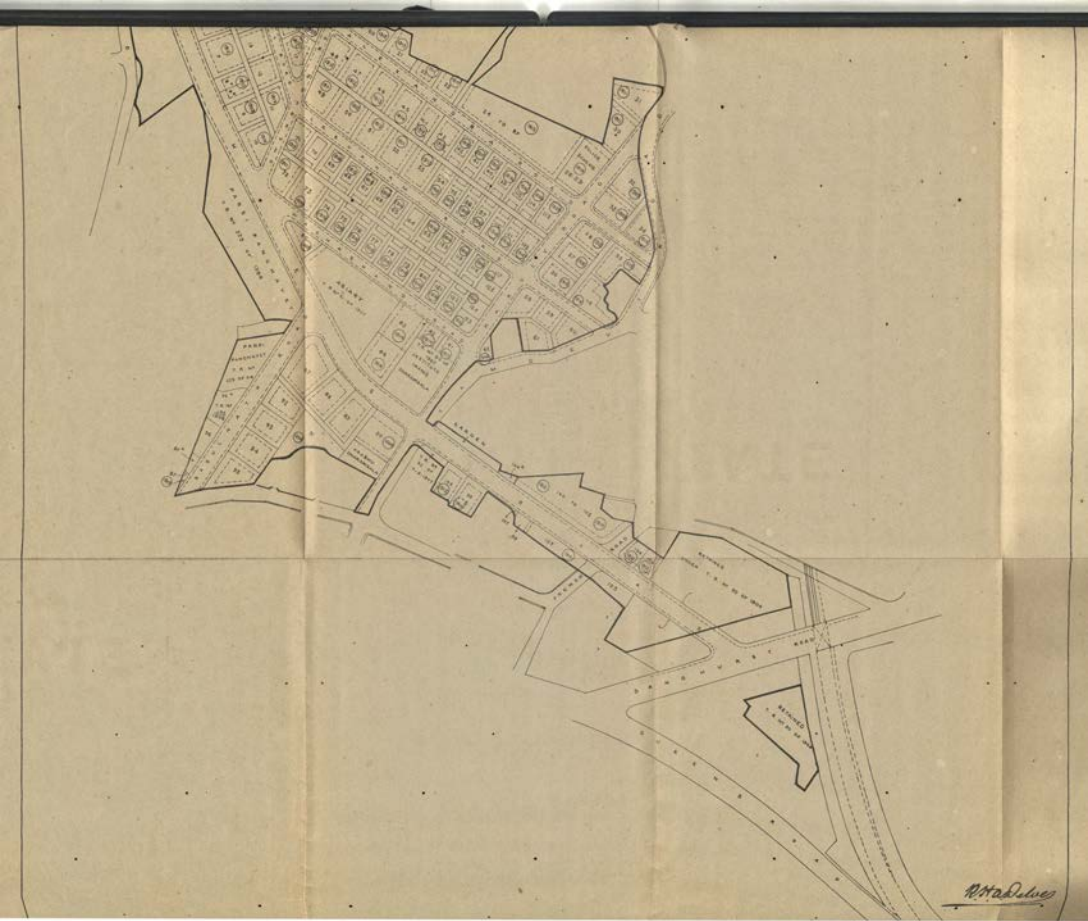
Secretary's Office, Bombay, 22nd September 1916.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.

Bombay, 23rd September 1916.

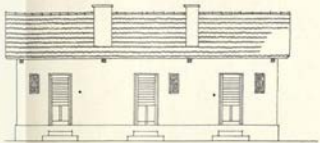
ROYAL ASIATIC SOCIETY



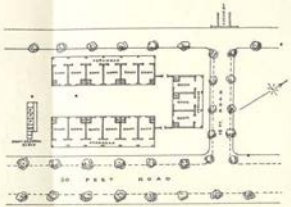
The Bombay Improvement Trust
CHEAP MODEL WORKMEN'S CHAWLS in
Scheme No V

Scale of 10 0 10 20 30 40 50 feet

FRONT ELEVATION

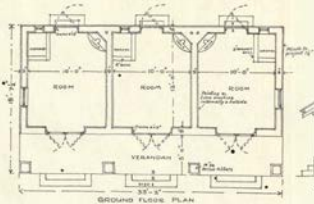


REAR ELEVATION



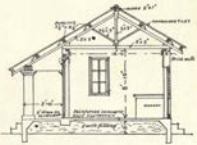
SITE PLAN

Scale of 1 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 feet.



GROUND FLOOR PLAN

END ELEVATION

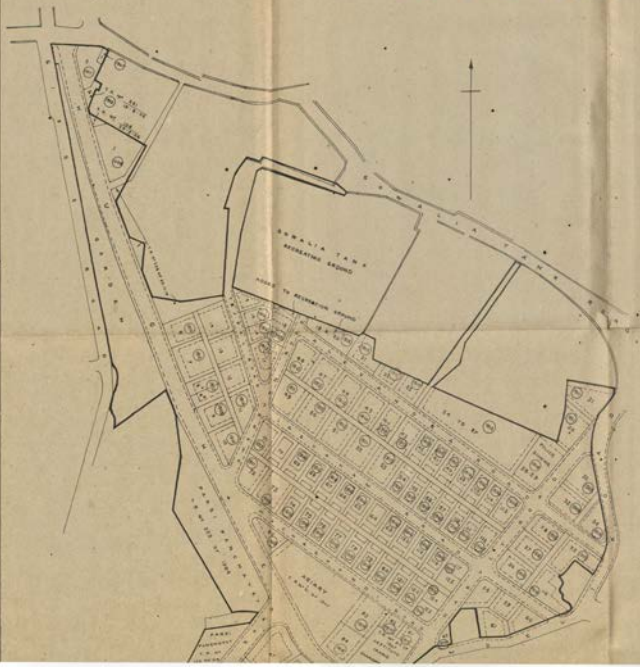


CROSS SECTION

H.B. Hawkins
ARIBA
Imp. Trust Engineer.
20-7-16

GAMDEVI ESTATE

SCALE 160=1"



NOTE:-

ORIGINAL DEVELOPMENT SANCTIONED UNDER
T. R. NO 54 DATED 15-2-1908

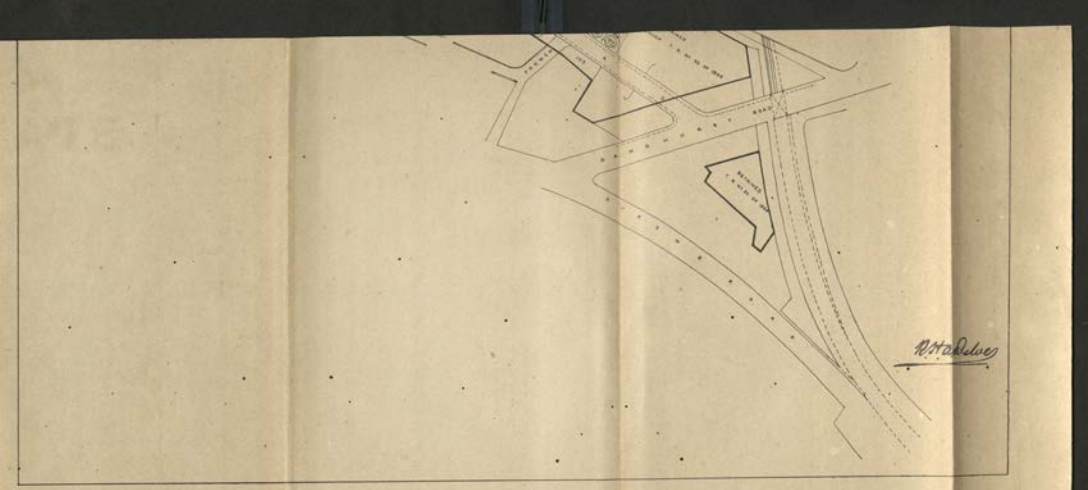
REVISION:- PLOTS 38-61 T.R. NO 130 DATED 6-8-1912
" 39-40, 54-57, & 110-113. T.R. NO 208 DATED 20-8-1925
" 62-76, 94-96 & 107-108 T.R. NO. 31 " 29-2-1916

MAIN BUILDINGS LIMITED TO A GROUND & TWO UPPER FLOORS & NOT TO EXCEED 42 FEET IN HEIGHT.

PLINTHS TO BE KHANKI FACED.

DATES IN CIRCLES INDICATE YEAR IN WHICH PLOTS HAVE BEEN DISPOSED OF.

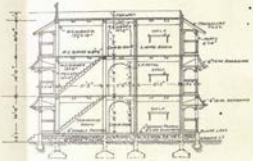
PLOTS NO 32 & 116 ARE LET TO THE SARASWAT CO-PARTNERSHIP HOUSING SOCIETY LTD


BROADWAY
R. H. Addes

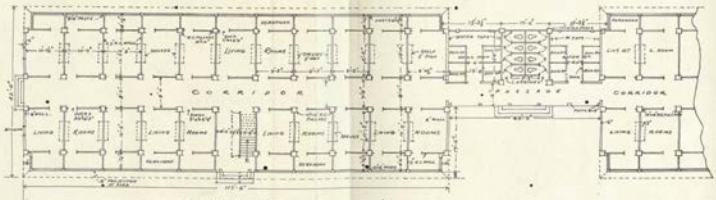
The Spring Mill Chawls:
Bombay Improvement Trust Scheme N°XLII:

Scale of feet.

FRONT ELEVATION



CROSS SECTION



GROUND FLOOR PLAN

SIDE ELEVATION

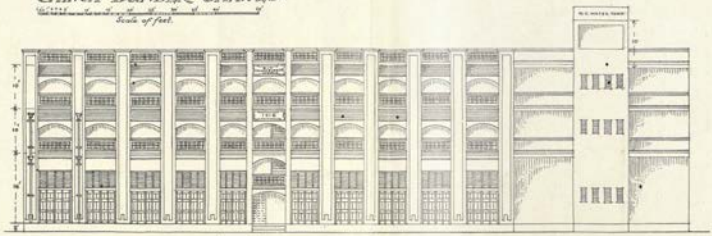
SECTION THRO' BATH ROOMS.

Chief Engineer.

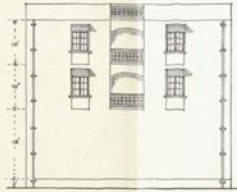
Chief Engineer & Architect.

The Bombay Improvement Trust.
CHINCH BUNDER CHAWLS.

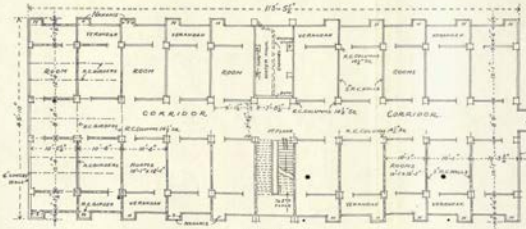
Scale of feet.



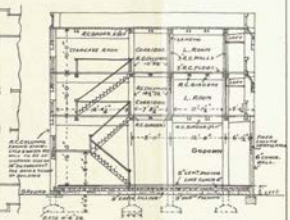
FRONT ELEVATION



END ELEVATION



PLAN OF FIRST AND UPPER FLOORS



CROSS SECTION.

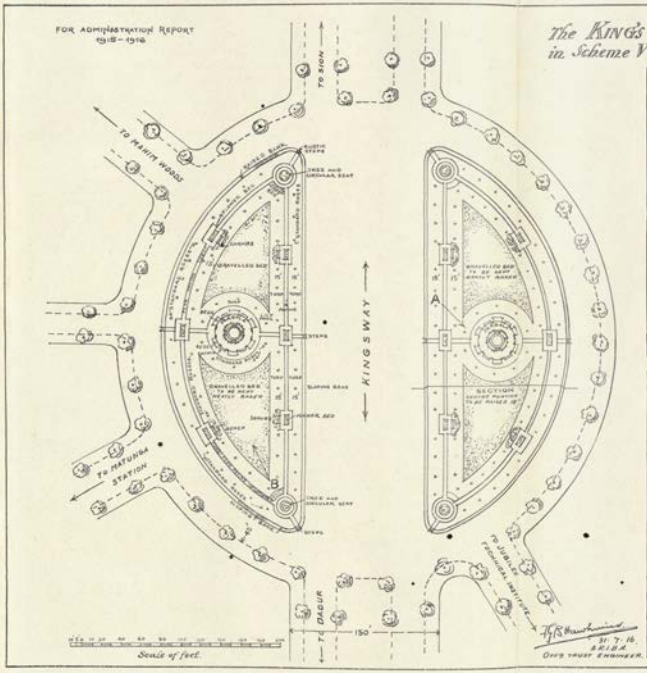
LATRINES

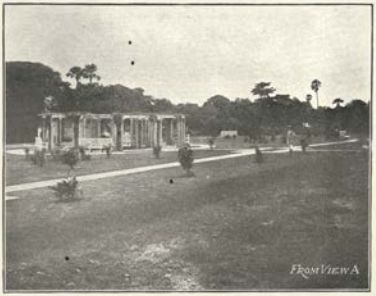
Chief Engineer

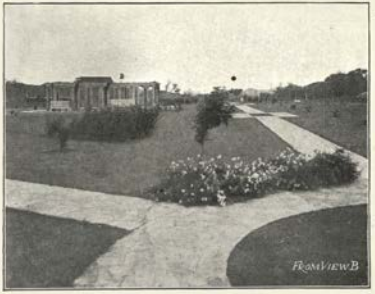
Trust Engineer

FOR ADMINISTRATION REPORT
1915–1916

The King's Circle Garden, in Scheme V: Improvement Trust Estate:







FOR ADMINISTRATION REPORT
19 19
8 MILES
7 MILES
6 MILES
5 MILES
P.S. MARCH No 48
P.S. PARKEL No 46
SPRING HILLS No 42
PARKEL No 51
Mahlon Bay
SHARPE
CEDAR GROVE
MARKET ST
PARKEL AVE
CEDAR GROVE RECLAMATION

5 MILES
4 MILES
3 MILES
2 MILES
1 MILE
P.A. ASHIRWADA ESTATE NH18
ASHIRWADA ESTATE NH2
SOUTER STREET EAST NH15
SANALI STREET NH3
SOUTER STREET WEST NH31
P.A. GARDEN NH22
P.A. LAMINGTON ROAD NH34
LAMINGTON ROAD NH36
GARDEN ESTATE NH4
P.A. SANDHURST ROAD WEST NH38
CHOWATI ESTATE
EAST WARD NH25
PRINCESS STREET NH5
P.A. PRINCESS STREET NH24
MARINE LINES ESTATE
HORNBY ROAD NH40
P.A. PAREL NH21
P.A. CONNAUGHT ROAD NH23
CONNAUGHT ROAD ESTATE NH12
EAST ASHIRWADA NH32
P.A. MACASSAR NH40
P.A. SHEPHERD ROAD NH16
PAREL ROAD CENTRAL NH43
P.A. DUNCAN ROAD NH13
HOWRAH HILL NH29
P.A. SANDHURST ROAD NH3 EAST
P.A. MAHARASHTRA NH44
SYDENHAM ROAD NH37
MANDVI-KOLIWADA NH8
CRAWFORD MARKET ESTATE NH10
P.A. PALSHA ROAD NH45
BACK BAY
HARBOUR

P.A. MAHIM BAUDI No 44
SYDENHAM ROAD No 37
MANDVI KOLIWADA No 8
CRAWFORD MARKET ESTATE No 10
P.A. FALTAN ROAD No 45
BANDRA ROAD No 3 EAST
BANDRA ROAD No 3 WEST
PRINCESS STREET No 3
P.A. PRINCESS STREET No 24
MARINE LINES ESTATE
HORNBY ROAD No 32
WELLINGTON LINES No 20
WOSE HOUSE ROAD No 21
P.A. WOSE HOUSE ROAD No 18
COLABA RECLAMATION No 7
B A C K B A Y
H A R B O U R
B O M B A Y
REFERENCES.
Trusts Chawls.
Police Accommodation.
Gardens.
Recreation Ground.
Cattle Stable.
General congested Area.
Semi Permanent Huts.
Yes, Agasiar. No Different Estates
Refer to Trust Schemes.
Trusts acquired Estates.
Govt Lands vested in Trust for 99 years.
Municipal.
Map
OF THE
ISLAND of BOMBAY
Scale 1,000 Ft to an Inch.
AREA of ISLAND (a) in Trusts Estates - 1673 Acres
" " Salsette " " 20219 "
Total Area of Island 21.5759 "
J.R. Hawkins
Dec 1916.
Offg Director of Land Records.

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on 01 February, 2020